

**Dane County
Department of Human Services
Division of Housing Access & Affordability
Dane County Affordable Housing Development Fund 2025**

Oregon Main Apartments

**Due Date:
August 6, 2025**

**Prepared by:
Tom Denaway
MSP Real Estate, Inc.
7901 West National Avenue
West Allis, WI 53214
414-310-7530**



August 6, 2025

Jenna Wuthrich
Dane County – Department of Human Services
Division of Housing Access & Affordability
210 Martin Luther King Jr Blvd
Madison, WI 53703

RE: Dane County Affordable Housing Development Fund (AHDF) 2025

Dear Jenna,

MSP Real Estate Inc. is pleased to present our application for Dane County's 2025 Affordable Housing Development Fund for our affordable senior housing development, Oregon Main Apartments.

The Oregon Main Apartment project is an age and income restricted affordable housing project proposed to be constructed in the Village of Oregon. Located along Main Street and bordering the Village of Oregon's historic downtown district, our Oregon Main Apartment site is adjacent to several service and retail options. The established neighborhood within a walkable distance of the apartment project will provide a great amenity to our residents.

The Oregon Main Apartment project was awarded Low-Income Housing Tax Credits (LIHTC) by WHEDA in May 2025. The project is also seeking assistance from the Village of Oregon in the form of Affordable Housing Funds, Tax Increment Assistance, and the waiving of impact fees. The award of Dane County Affordable Housing Development Funds is an essential component necessary to achieve feasibility of the project. If all financing sources are secured, the project will break ground in early 2026 with units delivered in 2027.

This proposal will provide a 57-unit age restricted apartment building, with 100% of the units being income restricted at 60% CMI or below. Twelve (12) of the affordable units will further be set aside for individuals at the 30% CMI rent and income levels.

Our Oregon Main Apartments proposal offers the following additional AHDF 2025 preferences:

- Project commitment to 40 years of affordability.
- Range of one-bedroom and two-bedroom units spread across income levels ranging from 30% CMI to 60% CMI.
- Integrated supportive services will be provided through Lutheran Social Services of Wisconsin and Upper Michigan and Dane County Veterans Service Office.
- Working with the Dane County Homeless Services Consortium (HSC) to fill all twelve of our 30% CMI set-aside units.

- Located in a well-established neighborhood and in close proximity to jobs, transit, schools, and other key amenities.
- Adherence to the Tenancy Selection Criteria & Lease Addendum Items as identified in the application.
- Achieving the Wisconsin Green Built Communities Gold Plus certification.
- Leveraging the use of all available resources by having already secured WHEDA Tax Credits, applying for Village of Oregon Assistance, by applying for Dane County Affordable Housing Funds, and deferment of the maximum feasible amount of developer fee.

We are a long-term owner with a proven ability to secure the necessary sources of funding along with the construction expertise to manage complicated projects across the finish line that continue to add to our 30+ year history of exceptional affordable housing developments in the communities in which we work.

We look forward to working with Dane County staff to bring this project to fruition.

Sincerely,

Tom Denaway

Tom Denaway
Development Associate

Table of Contents

1. Dane County Application for 2025 Affordable Housing Development Fund
 - a. Application Form
 - b. Operating Budget
 - c. Maps
 - d. Development and Service Team Background
 - i. Obtaining and Utilizing Section 42 Tax Credits
 - ii. Participating in Public/Private Joint Ventures
 - iii. Developing Multifamily Housing for Low-Income Households
 - iv. Developing Permanent Supportive Housing
 - v. Property Management
 - vi. Provision of Support Services
2. Signed letter from designated property management partner that acknowledges their understanding of any selected tenancy selection criteria and any lease addendum items the developer is agreeing to in their project application
3. Signed letter(s) from designated supportive services partner(s) confirming the details of the application's commitment to end homelessness and supportive services plan
 - a. Lutheran Social Services
 - b. Dane County Veterans Service Office
4. Site & Building Plans

DANE COUNTY APPLICATION FOR 2025 AFFORDABLE HOUSING DEVELOPMENT FUND

This application should be used for project seeking Dane County **AHDF funds**. Applications must be submitted electronically to DCDHS Division of Housing Access & Affordability by 12:00 p.m. (CST) on August 6, 2025. Upload application materials to the [Dane County AHDF Dropbox](#).

APPLICATION SUMMARY

ORGANIZATION NAME	MSP Real Estate, Inc		
MAILING ADDRESS If P.O. Box, include Street Address on second line	7901 West National Avenue West Allis, WI 53214		
TELEPHONE	612-845-6015	LEGAL STATUS	
FAX NUMBER	N/A	☐ Private, Non-Profit ☒ Private, For Profit ☐ Other: LLC, LLP, Sole Proprietor	
NAME CHIEF ADMIN/ CONTACT	Brian Woolsey	Federal EIN: <u>41-1630478</u>	
INTERNET WEBSITE (if applicable)	msprealestateinc.com	Unique Entity Identifier (UEI): 60-670-9434	
E-MAIL ADDRESS	bwoolsey@msphousing.com		

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

PROJECT NAME	PROJECT CONTACT PERSON	PHONE NUMBER	E-MAIL
Oregon Main Apartments	Brian Woolsey	612-845-6015	bwoolsey@msphousing.com

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

TOTAL PROJECT COST	AMOUNT OF AHDF FUNDS REQUESTED	PERCENT OF AHDF FUNDS TO TOTAL PROJECT COST
\$17,600,707	\$2,600,000	14.8%



Signature of Chief Elected Official/Organization Head

Milo Pinkerton

President
Title

08/06/2025

Printed Name

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:	Oregon Main Apartments
Project Address:	169, 203, & 215 Main Street
City, State, Zip:	Oregon, WI, 53575
Parcel Number:	165/0509-122-4720-6 165/0509-122-4731-3 165/0509-122-4720-6
Census Tract:	125.02

- 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 Oregon Main apartment project is located at 169, 203, & 215 Main Street in the Village of Oregon. Located at the edge of the Village's historic downtown district.

The Development team has undertaken significant engagement with the neighborhood, Village Staff, Village Planning Commission, and Village Board related to planning for the proposed project. The public engagement began in January 2025, with an initial concept review meeting with the Village Planning Commission. Following the concept review, a neighborhood meeting was held on January 8, 2025. After incorporating feedback from both the Planning Commission and Neighborhood, a General Development Plan ("GDP") application was submitted for the February 2025 Planning Commission. At the February Planning Commission meeting the GDP was reviewed and approval was recommended to the Village Board. At their February 17, 2025 meeting the Village Board formally approved the change in zoning for the development site to the MR-8 zoning classification, and granted the project zoning flexibilities under a Planned Development Zoning Process.

Following the award of tax credits to the project by WHEDA in May, additional planning activities were undertaken with the Village. In July, an additional concept review meeting was held with the Planning Commission in anticipation of applications for the Specific Implementation Plan ("SIP") and Certified Survey Map ("CSM"). After incorporating additional comments from the Village Planning Commission, a formal application for the SIP was submitted on July 24, 2025, for Planning Commission Review in August. The final CSM review process is anticipated to occur at the September Planning Commission meeting. The planning process is anticipated to be completed in September 2025 with final approval of the SIP and CSM occurring at the Village Board level.

Additionally, the Development team had had two meetings with the Village Board related to the pursuit of Tax Increment Financing assistance for the project. An initial pre-TIF application concept meeting with the Board in May, and again a meeting with the Village Board in July to overview the submitted TIF application. At their July 21, 2025 meeting the Village Board authorized their Staff and Consultants to begin their formal review of our TIF application.

Throughout all of our meetings with the Village Staff and Village Board, we have received positive feedback for the project, and excitement of the additional housing opportunities it will create within the Village.

- 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.

We are currently in the process of seeking assistance for the project from the Village. In July we submitted a formal request for TIF assistance from the Village for the project, and on July 21, 2025 the Village Board authorized their Staff and Consultants to begin reviewing the request for assistance, and to initiate the statutory TIF process. The project is seeking TIF assistance from the Village through the creation of a new TID incorporating the development site. In addition to the TID assistance being sought from the Village, we are also seeking to utilize funds available within the Village's existing Affordable Housing Fund, as well as the waiving of impact fees through the Village's Ordinance 3.11 that allows that "impact fees may be waived or reduced in amount by the Village Board for land developments that provide low-cost housing." The total assistance being requested from the Village is in the amount of \$1,202,905, which is the combined value of assistance from the creation of a TID, the waiving of impact fees, and the use of the Village's Affordable Housing Fund.

Is the project eligible for municipal dedicated affordable housing resources (e.g. affordable housing funds)? If not please indicate why the project is not eligible.

The project is eligible for the use of the Village's Affordable Housing Fund; and assistance in the amount of \$130,000 is being sought from this fund, which is the current balance of the Village's fund.

- D. **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 Village comprehensive plan identifies the intended land use for the development site as, "Mid-Scale Residential" which allows for new housing to be built that includes duplexes, townhomes, and apartments. At the February 2025 Planning Commission the General Development Plan was approved, which rezoned the site to the MR-8 zoning district, and granted additional zoning flexibility under a Planned Development Zoning process.

The remainder of the planning process for the development is the process of being completed. On July 24, the application for the Specific Implementation Plan was submitted, and is anticipated to be reviewed by the Planning Commission in August. The final step in the planning process will be the approval of the Certified Survey Map, currently anticipated to occur in September.

- E. **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 rent assistance contract; or if the project includes income and rent-restricted units.

The Oregon Main Apartments project contemplates the development of an age-restricted Low Income Housing Tax Credit ("LIHTC") apartment project. The building is proposed to be a three-story 77,680 sf building, with one level of underground parking. The development proposes 57 apartment units with a mix of one and two-bedroom units, in addition to a common community room, fitness area, leasing/management office, and tenant storage. Parking for the building will be

provided by 50 spaces of underground parking and 18 surface parking spaces providing parking for residents, guests, and onsite employees.

The project will be restricted to tenants that meet both the age (55+) and income requirements, with 100% of the 57-units affordable to residents with income at or below 60% of the County Median Income ("CMI"). The development will be providing unit set-asides to ensure a mix of income levels are supported by the project in the following mix:

1. 12-Units serving residents with income levels at 30% of the CMI
2. 27-Units serving residents with income levels at 50% of the CMI
3. 18-Units serving residents with income levels at 60% of the CMI

In total 39-units (or 68% of the project) will be age restricted to income levels at 50% or lower.

What is the proposed affordability period for the affordability period for the project?

The project will have a 40-year affordability period.

- F. **RELOCATION:** Will any businesses, including churches and non-profits, or residential tenants (owner or rental) 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.

The proposed development site does not include any businesses, churches or non-profits. The property does currently contain two single-family rental homes that were previously rented by the current property owner, but are currently vacant. The seller of the property, who at present still maintains ownership of the development site, had previously decided to cease operating the properties as rentals.

- G. **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.

N/A

- H. **GREEN TECHNOLOGIES/SUSTAINABILITY:** Indicate if the project will be pursuing any of the listed energy and sustainability standards, beyond the minimum detailed in the 2025 Affordable Housing Development Fund Guidelines.

Yes	No
☒	☐

If yes, indicate which certification will be pursued:

<u>Tier 1</u>	
<u>New Construction</u>	
☐	Enterprise 2020 Green Communities Certification Plus
☐	LEED Gold/Platinum Certification
☒	Wisconsin Green Built Communities Gold Plus

☐	Passive House Institute US PHIUS Core.
<u>Rehabilitation</u>	
☐	Enterprise 2020 Green Communities for Moderate & Substantial Rehab Certification Plus
☐	Wisconsin Green Build Homes Gold Plus
☐	Passive House Institute US – PHIUS Core Revive
<u>Tier 2- Net Zero Certification</u>	
<u>New Construction</u>	
☐	Enterprise 2020 Green Communities Criteria Certification Plus via Criterion 5.4b
☐	LEED Zero Energy
☐	Wisconsin Green Built Communities Gold Net Zero
☐	Passive House Institute US PHIUS Zero
<u>Rehabilitation</u>	
☐	Enterprise 2020 Green Communities for Moderate & Substantial Rehab Certification Plus via Criterion 5.2b
☐	Wisconsin Green Built Homes Gold Net Zero
☐	Passive House Institute US – PHIUS Core Zero Revive

If a project has selected a Tier 2 – Net Zero certification, please detail how the project will achieve the certification, including impacts on financing and timeline.

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- I. **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: zoning approval, acquisition, bid packages released, bids awarded, site preparation, excavation, construction begins, substantial completion, certificate of occupancy, lease-up begins, etc.

ON OR BEFORE	MILESTONES
12/2024	WHEDA Project Concept Submission
01/2025	Village Planning Commission Concept Review
01/2025	Neighborhood Meeting to review project
02/2025	General Development Plan & Zoning Approved
03/2025	WHEDA Full Application Submitted
08/2025	Planning Commission SIP Review/Approval
09/2025	Planning Commission CSM Review/Approval
10/2025	Village TIF Creation/Approval
10/2025	Bid Publishing
12/2025	Complete Equity & Debt Financing
01/2026	Acquisition/Real Estate Closing
02/2026	New Construction Start
03/2027	Certificate of Occupancy/Lease-up Begins
10/2027	Stabilized Occupancy

- J. **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:		169, 203, & 215 S Main Street, Village of Oregon									
	# of Bedrooms						Projected Monthly Unit, including Utilities				
% of County Median Income (CMI)	Total # of Units	# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
≤30%	12		6	6				\$730	\$876		
40%											
50%	27		17	10				\$1,217	\$1,461		
60%	18		3	15				\$1,315	\$1,578		
80%											
Affordable Sub total	57		26	31							
Market											
Total Units	57		26	31			Notes:				

*40% = 31 to 40% CMI, 50%=41%-50% CMI, 60%=51-60% CMI, 80%=61-80% CMI, Market = ≥81%

ADDRESS #2:											
	# of Bedrooms						Projected Monthly Unit, including Utilities				
% of County Median Income (CMI)	Total # of Units	# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
≤30%											
40%											
50%											
60%											
80%											
Affordable Sub total											
Market											
Total Units							Notes:				

*40% = 31 to 40% CMI, 50%=41%-50% CMI, 60%=51-60% CMI, 80%=61-80% CMI, Market = ≥81%

What percentage of maximum LIHTC rents are used for 50, 60, and 80% units? Describe the project's policy toward limiting rent increases for lease renewals? How will the project ensure long-term tenants are protected from significantly rising rent increases that may be allowed under published rent limits?

The maximum LIHTC rents are assumed for units reserved for 30% & 50% of CMI. For the units reserved for 60% of CMI, we have assumed 90% of the max rents. MSP has always been and will continue to be sensitive to rent increases.

- K. **SITE AMENITIES:** Check all that apply.

☐	Community Building, square feet:
☒	Community Room, square feet: 750
☐	Garages, number: and monthly rent:
☒	Surface parking, number: 18 and monthly rent: \$0
☒	Underground parking, number 50 and monthly rent: \$45

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

The building will have an outdoor patio area with tenant amenities located just outside of the community room. Additionally, the building will have a fitness room, mail storage room, and onsite management office. Residents will have onsite storage lockers distributed throughout the building. There will be no smoking in the building.

Unit amenities will feature vinyl plank flooring in the kitchen and living room, with carpet in the bedrooms. Each unit will have its own washer and dryer at no additional charge. All units will include stone countertops and stainless steel appliances including a refrigerator, dishwasher, range, and microwave. The building will offer free internet connections to all residents.

LOCATION

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

The development is located on the edge of the Village's historic downtown area, providing walkable access to a number of community amenities. The downtown neighborhood contains many restaurants and businesses, providing a wide range of services to residents of the development. The development is located approximately a third of a mile from the new Village senior center building, and is approximately the same distance from the Village indoor pool facility.

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	Hy-Vee	0.96 miles
Public Elementary School	Netherwood Knoll	0.3 miles
Public Middle School	Oregon Middle School	1.3 miles
Public High School	Oregon High School	1.1 miles
Job-Training Facility, Community College, or Continuing Education Programs	Madison College	8.9 miles
Childcare	One Stop Ahead Learning Center	0.2 miles
Public Library	Oregon Public Library	1.1 miles
Neighborhood, Community, or Senior Center	Oregon Senior Center	0.3 miles
Full Service Medical Clinic or Hospital	UW Oregon Health Clinic	400 feet
Pharmacy	Walgreens	0.8 miles
Public Park or Hiking/Biking Trails	Triangle Park	0.1 miles
Banking	BMO Harris	0.1 miles

Retail	Downtown Oregon	400 feet
Other (list the amenities)		

- N. **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 development site is located approximately 400 feet to the start of the Village's downtown area, which contains many commercial, retail, and hospitality businesses; that would provide a number of job opportunities.

- O. **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.)

There will be an on-site property manager that will have a leasing office to assist residents at the property during regular business hours.

- P. **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.

By performing its own onsite asset management, and with a long history of managing multiple affordable housing projects, the MSP team is experienced at working with tenants to avoid evictions, and find alternative solutions. Additionally, our asset management team is experienced operating under the terms of the Tenancy Addendum and ensuring its policies and are implemented and upheld.

- Q. **LANGUAGE & INFORMATION ACCESS:** Describe project's policy 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.

We will work with anyone to make the proper and reasonable accommodations needed to ensure services and information are available to all applicants and tenants.

PROJECT APPROACH

- R. **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.

Collaborative referral based supportive service partnerships have been established with Lutheran Social Services of Wisconsin and Upper Michigan ("LSS") and Dane County Veterans Service Office.

1. Lutheran Social Services. LSS will provide in person, onsite supportive services to the tenants residing in the project's set aside units, who require and request access to supportive services to maintain housing. The target population will be specific to any individuals with permanent development, physical, sensory, medical, or mental health disabilities, or a combination of impairments makes them eligible for long-term care services. The onsite Service Coordinator will provide tenants with care coordination, supportive, referral, and advocacy services in the general community for which they are entitled, with the goal of keeping them independent in their units.

2. Dane County Veterans Service Office. This is the County agency responsible for assisting Veterans in accessing benefits and referring them to resources in the community, including affordable housing. Therefore, MSP Property Management marketing and outreach efforts for Veterans will be coordinated with the Dane County Veterans Service Office. The Dane County Veterans Service Office assists Veterans who may need supportive services and are eligible for veteran specific services to identify where to obtain those services from a range of providers who are primarily funded by the U.S. Department of Veterans Affairs. MSP Property Management will establish a working relationship with the Dane County Veterans Service Office locally and will work with them and their contracted service providers and tenants to address any issues that may arise that could affect their success in maintaining their tenancy.

- S. **VOUCHER HOLDER ACCESS:** Will the project commit to lowering rent on units affordable to households at 80% AMI to meet public housing authority payment standards for otherwise eligible applicants who are voucher holders?

Yes	No
☒	☐

- T. **FAIR TENANT SELECTION CRITERIA:** Will the project incorporate tenant selection criteria detailed below? **Acceptance of all criteria is required for funding.**

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

	Yes	No	
ALL REQUIRED FOR FUNDING	☒	☐	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
	☒	☐	Lack of housing history
	☒	☐	Membership in a class protected by Dane County fair housing ordinances and non-discrimination ordinances in the municipality where the project is located.
	☒	☐	Wisconsin Circuit Court Access records
	☒	☐	Inability to meet financial obligations other than housing and utilities necessary for housing (gas, electric, water).
	☒	☐	Credit score
	☒	☐	Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, and water only) obligations.
	☒	☐	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.

☒	☐	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.
☒	☐	Any eviction filing if 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 writ of recovery issued (e.g. stipulated dismissal); or (3) eviction filing that resulted in judgement for the landlord more than two years before the applicant submits the application.
☒	☐	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.)

U. DENIAL PROCESS: Will the project incorporate the denial process detailed below?
Acceptance is required for funding.

Yes	No
☒	☐

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 issuance of denial 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.

V. **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
☒	☐

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 person shall be banned from the rental premises without the consent of the tenant unless the following have taken place: (1) A notice of the ban is issued to the tenant stating the: (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. (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. 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. 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. Nothing in this policy limits a person's right to pursue a civil order for protection against another individual.
h.	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.

- W. **PARTNERING TO END HOMELESSNESS:** In the space below, indicate the project's willingness to partner with Homeless Services Consortium member agencies and to end homelessness for individuals and /or families by providing a preference for households experiencing homelessness. To be eligible for funding, projects must be willing to target a minimum of 20% of the total project units for referrals from Homeless Services Consortium agencies.

We will work with the Homeless Services Consortium to fill all 12 (21%) of our 30% set aside units as follows:

The project will partner with the Homeless Services consortium, Lutheran Social Services, and the Dane County Veterans Service Office to fill the 12-units set aside. We will work to identify individuals meeting multiple preferences to the extent feasible. For example, we will work with the Coordinated Entry Systems Manager of the HSC along with our referral partners to identify individuals on the community by-name list that meet the project's other preferences (including individuals with special needs, disabling conditions, homeless/nearly homeless, and veterans) to fill the project's 30% units.

If our identified ranges of supportive service units (30% units) are not filled with the targeted supportive housing populations specified, MSP will additionally go above and beyond these requirements by working with other agencies and organizations to identify individuals and families from the community wide priority list for at least a portion of the remaining available units if required to fill those supportive units.

Total # of Project Units	# of Units Targeted to Individuals/Families experiencing homelessness	% of Units Targeted to Individuals/Families experiencing homelessness
57	12	21%

Name of Supportive Services Provider for Coordinated Entry referrals?

Lutheran Social Services of Wisconsin and Upper Michigan

Does identified referral partner have access to Coordinated Entry (CE)? If not, how will CE referrals be made?

Yes

What support will be available to CE referrals during the application process (e.g., transportation to application site, assistance gathering required documents)?

Our property management team will work closely with case managers and applicants to address any questions throughout the application and ensure all applicable documents are provided for the application process to go as smoothly as possible.

What additional barriers can the project remove to ensure households experiencing homelessness are able to access targeted units (e.g. waiving of screening criteria unrelated to compliance with Section 42 LIHTC program)?

Our property management team will work with our supportive services providers on a continual basis to review our screening process and identify potential barriers to successful placements, and to modify processes and policies when applicable. Additionally, we will incorporate all aspects of the Fair Tenant Selection Criteria and Denial processes outline within this application.

SUPPORTIVE SERVICES:

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

Supportive Services Partner:	Lutheran Social Services and Dane County Veterans Service Office				
Total annual budget for supportive services at project:	\$24,000				
Amount of annual funding project and/or developer will provide directly to supportive services at project:	\$24,000				
Full-Time Equivalent position(s) dedicated to providing services at project:	TBD - Supportive Service partners will determine the FT positions required from their organization based on need of tenant base.				
Number of estimated weekly on-site hours of supportive services provided by identified partner:	8 Hous				
Project will provide on-site services in a dedicated space:	☒	Yes	☐	No	

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

Lutheran Social Services ("LSS") has substantial experience and skill in assisting organizations to provide social and case management service to residents of housing complexes in numerous locations throughout Wisconsin and Upper Michigan, including Dane County.

Dane County Veterans Service Office (CVSO) - CVSO is an organization which assists eligible veterans and their dependents in applying for state and federal veterans benefits, and whose mission is to serve all veterans and their families, with dignity and compassion, by providing assistance in the preparation of claims for benefits to which they may be entitled, and to serve as their principal advocate and link to services on veterans' related issues. CVSO consists of seven dedicated individuals who are focused on advocacy for veterans and their families. CVSO is also VA-accredited through several nationally recognized veterans service organizations.

- Z. Complete the table for supportive units proposed:

	# of Bedrooms					
% of County Median Income (CMI)	Total # of Units	# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs
≤30%	12		6	6		
40%						
50%	27		17	10		
60%	18		3	15		

AA. PREFERENCES: Dane County AHDF requires a minimum of 20% of units provide a preference for households experiencing homelessness. Will the project require that these households meet additional preferences? Indicate all anticipated preferences below.

☒	Persons with disabilities	☒	Veterans
☒	Household experiencing chronic homelessness	☐	Individuals recovering from physical abuse, domestic violence, dating violence, sexual assault or stalking
☐	Households who have child welfare or youth justice involvement	☐	Persons with arrest and conviction records
☐	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.

We will work to identify individuals meeting multiple preferences to the extent feasible. For example, we will work with the Coordinated Entry Systems Manager of the HSC along with our referral partners to identify individuals and/or families on the community by-name list that meet the project's other preferences (including individuals with special needs, disabling conditions, homeless/nearly homeless, and veterans) to fill the project's 30% units.

BB. 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.

The proposed development will include 12 (21.1%) supportive housing units at the 30% CMI income & rent level.

Twelve (12) units at the 30% CMI will have integrated supportive services provided by outside agencies with case management services available.

-12 units for homelessness/risk of homelessness and/or individuals with disabilities (Lutheran Social Services "LSS")

-We will work with the Homeless Services Consortium (HSC) to fill all 12 of our 30% set aside units.

LSS will provide in person, onsite supportive services targeting the tenants residing in the project's set aside units, who require and request access to supportive services to maintain housing. The target population will be specific to any individual(s) experiencing homelessness, and/or individuals with permanent developmental, physical, sensory, medical or mental health disabilities, or a combination of impairments that make them eligible for long-term care services. Supportive services will be targeted to residents residing in the project's 12 30% AMI set aside units, but will be available to all tenants residing in the project's remaining affordable units.

Additionally, Seven (7) units will be provided for Veterans at incomes of 60% CMI, or below, in partnership with Dane County Veterans Service Office (CVSO). The CVSO is the County agency responsible for assisting veterans in accessing benefits and referring them to resources in the community, including affordable housing. Therefore, MSP Property Management marketing and outreach efforts for Veterans will be coordinated with the CVSO. CVSO assists Veterans who may need supportive services and are eligible for veteran specific services to identify where to obtain those services from a range of providers who are primarily funded by the U.S. Department of Veterans Affairs. MSP Property Management will

establish a working relationship with CVSO locally and will work with them and their contracted service providers and tenants to address any issues that may arise that could affect their success in maintaining their tenancy.

CC. 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.

LSS will designate a Service Coordinator to Oregon Main Apartments, and will be responsible for providing the target population at the site with care coordination, supportive, referral and advocacy services in the general community for which they are entitled, with a desired outcome of keeping them independent in their units. Specific services to be offered under this agreement include:

1. Established open office hours onsite at Oregon Main Apartments to conduct individualized, one-to-one supportive services. Services will be targeted to the tenants residing at the project's twelve (12) 30% AMI set aside units, but will be available to all tenants residing in the project's remaining affordable units. LSS will utilize the onsite community room for supportive services programming at Oregon Main Apartments.

2. Completion of an intake and needs assessment for tenants seeking service coordination services. The Service Coordinator will make reasonable attempts to engage the target population residing in the projects set aside units in a person-centered intake process. This assessment will provide necessary information about a tenant's needs, challenges, and circumstances. It is understood and agreed that the tenant must voluntarily agree to participation in services.

3. Development of a supportive housing management plan for tenants who completed the intake assessment. This plan provides an outline for both the tenant and service coordinator in addressing the tenant's needs, ensuring services are targeted, coordinated, and effectively meeting the tenant's identified goals. Plans specifically include tenant's strengths, goals and objectives, tenant and service coordinator responsibilities in supporting the plan, and agreed upon by both the tenant and service coordinator to ensure a successful outcome and achievement of goals. LSS encourages and promotes, minimally, monthly contact with the Service Coordinator, for tenants who have an active supportive housing management plan.

4. Provide supportive programming and direct services to tenants that are individualized to support the tenant's supportive housing management plan. This will be accomplished by:

4.A. The assigned Service Coordinator will provide one to three site visits during the pre-lease-up phase of the development. After the initial lease-up of the project, the assigned Service Coordinator will operate onsite at Oregon Main Apartments, eight hours per week, for the term of this agreement.

4.B. Providing specific supportive services to support tenant independence and self-sufficiency in identified needs areas on the individuals supportive housing plan. This may include care coordination and referrals to community resources or provision of direct services to best meet the tenant's goal(s). Follow up and aftercare is provided to ensure the support is meeting the tenant's needs on an ongoing basis. Specific supportive services provided include:

4.C. Employment and Educational Assistance: resume building, interview skills, completing employment applications professionally, enrollment in English as a Second Language courses, GED, post-secondary, and/or higher education programs, scholarship research, assistance with scholarship applications, accessing job training programs, identifying suitable job opportunities and navigating unemployment benefit applications.

4.D. Life Skill Development: communication, problem-solving, decision-making, time management, coping mechanisms, social skills, self-advocacy, and health literacy

4.E. Physical and Mental Health Support: care coordination, behavioral support, utilization management, and provider information and referral services

4.F. Substance Use Treatment Services and Referrals

5. Assistance in Accessing Benefit and/or Entitlement Services: completion of benefit checklists to determine eligibility and need for services/programs, assistance accessing, applying, and renewing public assistance benefits including Medicaid, Supplemental Security Income (SSI/SSDI), and Supplemental Nutrition Assistance Program (SNAP), and benefit coordination support and education

6. Healthy and Nutritional Living: coordinating care, referrals and support for tenants seeking to improve their health in areas such as nutritional counseling, fitness routines/physical activity, smoking cessation, and weight management

7. Financial Literacy: support tenants to improve financial literacy through education and guidance in budgeting and developing a savings plan. Services also include coordination and referrals to financial counselors to enhance financial literacy skills such as debt management, investing, and credit repair and building.

8. LSS will provide bi-annual educational and/or wellness services with an emphasis on presentations designed to assist in overcoming barriers as identified on the tenant assessments. Potential sessions include self-improvement, employment and educational opportunities and financial management, and developing relationships with local community, county, and state resources who provide support to the targeted population.

DD. 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.

LSS values employee development and continued learning within our programs and team members. As an agency, LSS maintains an internal Training Department, responsible for employee onboarding and ongoing training needs. All LSS employees must complete Motivational Interviewing (MI), Trauma Informed Care (TIC), and Person Centered Planning training within the first year of employment, this is conducted by LSS's Training Team, lead by the Training Manager of Evidence Based Practices & Professional Development. In addition, this team provides mostly training relevant to the work directly to the Housing Services team. Topics include, crisis management, ethics and boundaries, mental health and aging, transference/countertransference, difficult conversations and conflict, grief, meditation and de-escalation. Refresher trainings in MI, TIC and Person Centered Planning are additionally provided on an ongoing basis. LSS also maintains a training platform within Essential Learning (Relias Learning). This online database provides many training opportunities for employees as assigned by their supervisor.

Additionally, LSS continually reviews opportunities for external trainings available, within budget limits, applicable to the Service Coordinator's role to provide opportunity for professional development and maintain awareness of local and state resources.

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

Supportive Services will be provided by LSS onsite, with provided in person support provided during established office hours, using the onsite community room for supportive services programming.

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:

Services will be available on-site.

FF. **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.):

The LSS Services Coordinator will provide in person on-site care an estimated 8-hours per week. The specific schedule for when the on-site support will occur will be determined at a later date.

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

As integrated supportive housing units have been part of many MSP projects, MSP Property Management has formed relationships and partnerships with various supportive service providers. The supportive service providers themselves also have extensive experience with area resources that residents can utilize. Between our property management team and supportive service partners on this project, we will be able to share our experience and help each other leverage available partners and resources to make this a supportive community for residents

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

☐	Portion of developer fee	☒	Annual Operating Support
☐	Payments out of available cash flow	☐	Other:

The supportive services provided by LSS will be funded through a budgeted \$24,000 annual operating expense (\$2,000/supportive services unit).

II. **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.

LSS Collects data on ongoing basis using a case management database. Currently, LSS has 1,890 residents enrolled in service coordination across 180 apartment communities. In the past 12 months, LSS has provided over 60,708 units of direct service to 3,190 individual residents. Residents enrolled in service

coordination maintain their residency at the participating property for an average of 5.3 years. In the last three years, tenants who received a housing lease violation, engaged with LSS services, had a 90.2% retention rate at the property. In the last year, LSS has connected over 1,083 residents to health care services, 1,611 residents to Benefit and/or Entitlement Services, 1,371 resident's access to food/meals, and 484 residents to education and employment services.

JJ. 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 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

Lutheran Social Services (LSS) & Dane County Veterans Services Office (CVSO) - The Project Owner and/or its property management agent will, during lease-up and whenever one of the supportive housing units is vacant, contact LSS and CVSO asking for referrals of prospective residents who are homeless, and/or in need of additional support for self-sufficiency. This contact will be made by the Project Owner or the onsite property management staff via email or phone. The Project Owner and/or its property management agent will make existing and prospective residents aware of services and resources available to them from LSS and CVSO by provision of a tenant resource area within the common area of the Project. LSS and CVSO shall provide the Project Owner and its agents with brochures and other materials to provide information about available supportive services from LSS and CVSO. LSS will also include the project on a list of housing options for low income individuals/couples seeking housing.

The Project Owner and/or its property management agent will also contact the supportive services partners should it become aware or have issues of tenancy that the supportive services partners maybe able to provide assistance to ensure housing retention. The Project Owner and its property management agent will work with LSS and CVSO in a collaborative effort to ensure maximum success of this supportive services partnership to assist individuals/couples with their respective housing needs.

EXPERIENCE AND QUALIFICATIONS

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

MSP Real Estate, Inc. (MSPRE) and its subsidiaries; Heritage Assisted Living LLC, MSP Development Company, Inc., MSP Construction, Inc. and MSP Property Management, LLC, make up a full service real estate development company. Established in 1988 by Milo Pinkerton, MSPRE has assembled a team with experience and tenacity. We are a long-term owner that owns over 90 percent of what we have built. Our philosophy is to develop high quality properties in strategic markets to ensure the best investment for us, our partners, and the community in which we build.

MSPRE has experience with public/private development projects utilizing TIF, HOME Funds, Federal Home Loan Bank funding, CDBG, and DTED grants. MSPRE has extensive knowledge of real estate development gained over the past 37 years of development experience that also includes a growing portfolio of affordable housing. Since 1991, MSP Development has been applying for and securing awards for Low Income Tax Credit Housing Tax Credits allocated by the Wisconsin Housing and Economic Development Authority (WHEDA), Minnesota Finance Authority, and Indiana Housing

Authority, and has secured tax credits for a total of 37 projects in the Midwest. These projects have provided over 2,300 units of housing.

**See attached Development and Service Team Background for more information on MSP's extensive multifamily and affordable housing experience.

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

MSP Property Management, LLC (MSPPM) was formed in 2006 to more fully service its affordable housing and market-rate housing in Wisconsin. MSPPM currently manages over 2,000 units throughout the state of Wisconsin. MSPPM has many years of experience with ongoing compliance when it comes to affordable housing projects and has also worked with various supportive services partners on past projects.

**See attached Development and Service Team Background for more information on MSP's extensive multifamily and affordable housing experience.

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

N/A

PROJECT FINANCING

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

The County requires that the developer defer 40% of the developer fee as a financing source. If the sources and uses for a project indicate that less than 40% of the developer fee has been deferred, the amount requested will be reduced by the difference between the percentage of the developer fee deferred and the required 40%

For example: Assume the developer fee is \$1,000,000 and \$350,000, or 35% of the fee is deferred. Also assume the request for county funding is \$500,000. The actual award would be reduced by \$50,000 and the project would receive an award of \$450,000, if selected.

SOURCE	AMOUNT
First Mortgage	\$3,600,000
Dane County AHDF	\$2,600,000
Village of Oregon TIF	\$781,008
Village of Oregon AHF	\$130,000
Deferred Developer Fee	\$650,683
Tax Credit Proceeds	\$9,839,016

USES	AMOUNT
Land	\$900,000
Construction	\$12,781,822
Contingency	\$612,582
Architect/Engineer	\$343,995
Interim/Construction	\$680,950
Permanent Financing	\$65,000
Soft Costs	\$383,458
Syndication Costs	\$300
Development Fee	\$1,425,000

TOTAL	\$17,600,707

Reserves/Lease-Up	\$407,600
TOTAL	\$17,600,707

NN. Which of the identified sources have been secured?

We secured an award of WHEDA Low Income Housing Tax Credits (LIHTC) in May 2025. Our pro forma is projected an estimated tax credit equity amount of \$9,839,016 (55.9% total sources) based on current equity pricing of \$0.82 in the tax credit marketplace. This projected equity is subject to potential changes (positive or negative) in tax credit market pricing until the time of firm commitment not expected to occur until late 2025.

Supportable first mortgage debt of \$3,600,000 (20.5% total sources) can be achieved based on projected operating income and expenses of the development.

Our deferred development fee of \$650,683 (3.7% total sources) represents 46% of the total development fee for this proposal.

We are applying for assistance from the Village of Oregon in the form of Tax Increment Financing in a principal amount of \$781,008 (4.4% total sources) and from the Village Affordable Housing Fund in an amount of \$130,000 (0.7% total sources). Additionally, we are seeking the waiving of certain impact fees from the Village of Oregon and our anticipated project costs are based on these fees being waived, with their costs not included in the current budget. We have submitted a formal application for assistance to the Village of Oregon, and anticipate notification on the assistance in late 2025. There is no guarantee our assistance request will be approved, nor approved at the amount requested.

We are showing the gap of \$2,600,000 (14.8% total sources) as our request for Dane County Funds. As there are a total of 88 affordable unit bedrooms, the per affordable unit bedroom costs comes out to be \$29,545.45 of Dane County Funds per affordable unit bedroom.

OO. If the project will be applying for tax credits, please indicate which applications will be submitted (e.g. 4%, 9%, senior), and the proposed timeline for submittal.

The project was awarded 9% WHEDA Low Income Housing Tax Credits (LIHTC) in the general set-aside in May 2025.

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

The Dane County Affordable Housing Funds will enhance the project's ability to reduce the first mortgage debt to provide housing opportunities for residents at the lowest income levels, including 12 of the 30% CMI Units, 27 of the 50% CMI units, and 18 of the 60% CMI units, spread across one and two bedroom units. Additionally, the 12 units income limited to 30% CMI will be targeted for referrals from the Homeless Services Consortium. These 30% CMI units will also be receiving social services support and funding from the development starting at an annual cost of \$24,000. The level of requested funding from Dane County will ensure that 57 units of affordable housing are constructed to further advance the affordable housing goals of Dane County and the Village of Oregon, including housing for some of the lowest income residents.

As mentioned above, we are showing the gap of \$2,600,000 (14.8% total sources) as our request for Dane County Affordable Housing Development Funds (AHDF). As there are a total of 88 affordable unit bedrooms, the per affordable bedroom cost comes out to be \$29,545.45 of Dane County Funds per affordable unit bedroom.

This amount of funding will help to allow the completion of this development from the unknowns that remain in construction costs, tax credit equity pricing, and changes in bank debt interest rates. Given the project's great location, with access to the Village of Oregon's downtown, and its many services and amenities as previously discussed, this funding will help offset the land and construction costs to develop affordable housing in a well-situated and supported area in the Village of Oregon.

QQ. **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

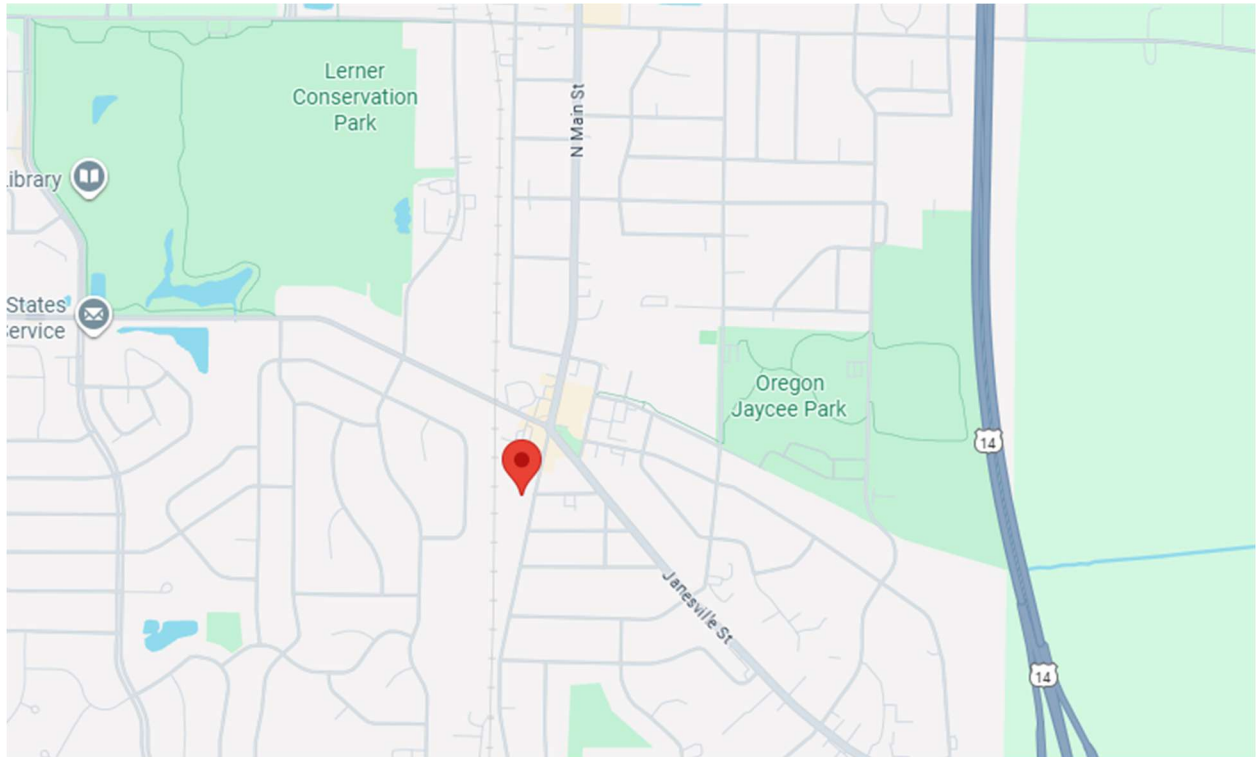
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME										
Gross Potential Rent										
Vacancy										
Other Income										
Total Income										
OPERATING EXPENSES										
Marketing										
Payroll										
Other Administrative Costs										
Management Fees										
Utilities										
Security										
Maintenance Expenses										
Property Taxes										
Supportive Services										
Insurance										
Reserves for Replacement										
Total Operating Expenses										
Net Operating Income										
Debt Service										

Asset Management										
Cash Flow										
	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
INCOME										
Gross Potential Rent										
Vacancy										
Other Income										
Total Income										
OPERATING EXPENSES										
Marketing										
Payroll										
Other Administrative Costs										
Management Fees										
Utilities										
Security										
Maintenance Expenses										
Property Taxes										
Supportive Services										
Insurance										
Reserves for Replacement										
Total Operating Expenses										
Net Operating Income										
Debt Service										
Asset Management										
Cash Flow										

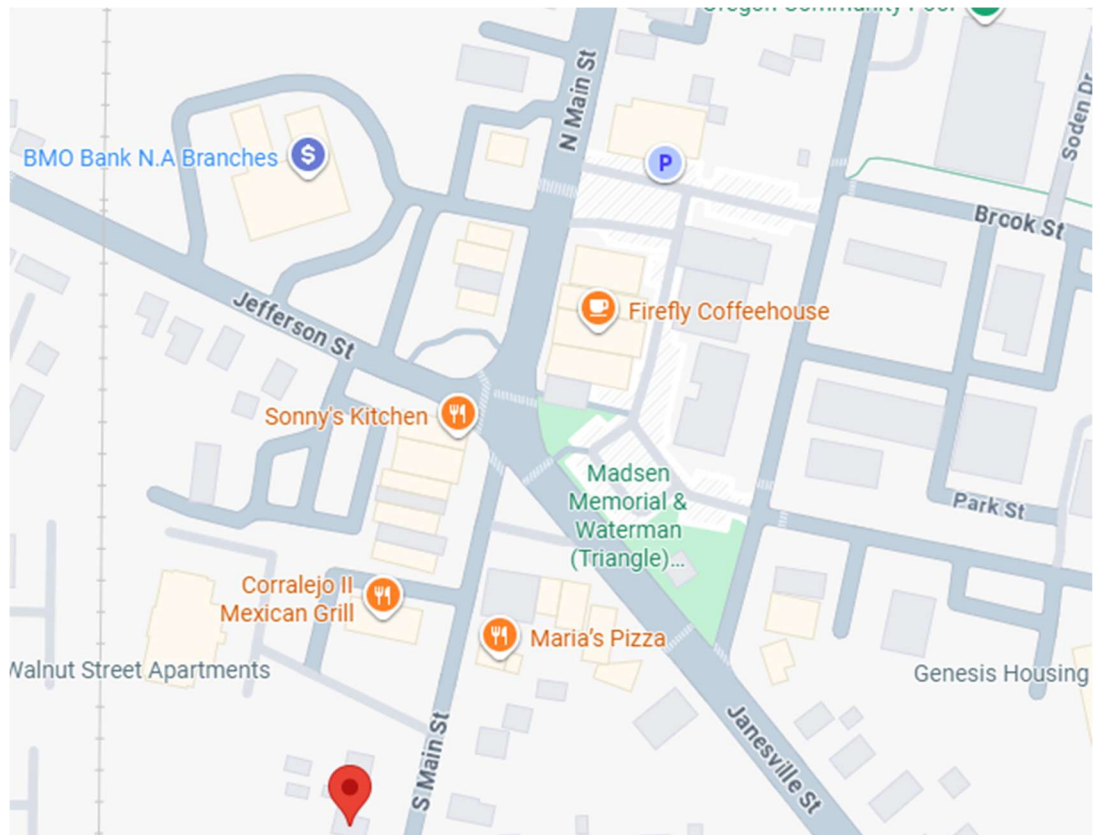
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME										
Gross Potential Rent	\$828,710	\$845,284	\$862,190	\$879,434	\$897,022	\$914,963	\$933,262	\$951,927	\$970,966	\$990,385
Vacancy	-\$58,010	-\$59,170	-\$60,353	-\$61,560	-\$62,792	-\$64,047	-\$65,328	-\$66,635	-\$67,968	-\$69,327
Parking	\$25,110	\$25,612	\$26,124	\$26,647	\$27,180	\$27,723	\$28,278	\$28,843	\$29,420	\$30,009
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$25,110	\$25,612	\$26,124	\$26,647	\$27,180	\$27,723	\$28,278	\$28,843	\$29,420	\$30,009
Total Income	\$795,810	\$811,727	\$827,961	\$844,520	\$861,411	\$878,639	\$896,212	\$914,136	\$932,419	\$951,067
OPERATING EXPENSES										
Marketing	-\$8,300	-\$8,549	-\$8,805	-\$9,070	-\$9,342	-\$9,622	-\$9,911	-\$10,208	-\$10,514	-\$10,830
Payroll	-\$77,750	-\$80,083	-\$82,485	-\$84,960	-\$87,508	-\$90,134	-\$92,838	-\$95,623	-\$98,491	-\$101,446
Other Administrative Costs	-\$15,550	-\$16,017	-\$16,497	-\$16,992	-\$17,502	-\$18,027	-\$18,568	-\$19,125	-\$19,698	-\$20,289
Management Fees	-\$51,700	-\$53,251	-\$54,849	-\$56,494	-\$58,189	-\$59,934	-\$61,733	-\$63,584	-\$65,492	-\$67,457
Utilities	-\$67,400	-\$69,422	-\$71,505	-\$73,650	-\$75,859	-\$78,135	-\$80,479	-\$82,893	-\$85,380	-\$87,942
Security										
Maintenance Expenses	-\$67,400	-\$69,422	-\$71,505	-\$73,650	-\$75,859	-\$78,135	-\$80,479	-\$82,893	-\$85,380	-\$87,942
Property Taxes	-\$95,589	-\$96,979	-\$97,949	-\$98,928	-\$99,918	-\$100,917	-\$101,926	-\$102,945	-\$103,975	-\$105,014
Insurance	-\$31,100	-\$32,033	-\$32,994	-\$33,984	-\$35,003	-\$36,053	-\$37,135	-\$38,249	-\$39,397	-\$40,578
Reserves for Replacement	-\$14,250	-\$14,678	-\$15,118	-\$15,571	-\$16,039	-\$16,520	-\$17,015	-\$17,526	-\$18,051	-\$18,593
Supportive Services	-\$24,000	-\$24,720	-\$25,462	-\$26,225	-\$27,012	-\$27,823	-\$28,657	-\$29,517	-\$30,402	-\$31,315
Total Operating Expenses	-\$453,039	-\$465,153	-\$477,167	-\$489,524	-\$502,231	-\$515,299	-\$528,740	-\$542,564	-\$556,782	-\$571,406
Net Operating Income	\$342,771	\$346,574	\$350,794	\$354,997	\$359,180	\$363,340	\$367,472	\$371,572	\$375,637	\$379,661
Debt Service	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068
Asset Management	-\$6,500	-\$6,695	-\$6,896	-\$7,103	-\$7,316	-\$7,535	-\$7,761	-\$7,994	-\$8,234	-\$8,481
Cash Flow	\$53,203	\$56,811	\$60,830	\$64,826	\$68,796	\$72,736	\$76,642	\$80,510	\$84,335	\$88,112

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
INCOME										
Gross Potential Rent	\$1,010,193	\$1,030,397	\$1,051,005	\$1,072,025	\$1,093,465	\$1,115,335	\$1,137,641	\$1,160,394	\$1,183,602	\$1,207,274
Vacancy	-\$70,714	-\$72,128	-\$73,570	-\$75,042	-\$76,543	-\$78,073	-\$79,635	-\$81,228	-\$82,852	-\$84,509
Parking	\$30,609	\$31,221	\$31,846	\$32,482	\$33,132	\$33,795	\$34,471	\$35,160	\$35,863	\$36,581
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$30,609	\$31,221	\$31,846	\$32,482	\$33,132	\$33,795	\$34,471	\$35,160	\$35,863	\$36,581
Total Income	\$970,088	\$989,490	\$1,009,280	\$1,029,465	\$1,050,055	\$1,071,056	\$1,092,477	\$1,114,327	\$1,136,613	\$1,159,345
OPERATING EXPENSES										
Marketing	-\$11,155	-\$11,489	-\$11,834	-\$12,189	-\$12,554	-\$12,931	-\$13,319	-\$13,719	-\$14,130	-\$14,554
Payroll	-\$104,489	-\$107,624	-\$110,853	-\$114,178	-\$117,604	-\$121,132	-\$124,766	-\$128,509	-\$132,364	-\$136,335
Other Administrative Costs	-\$20,898	-\$21,525	-\$22,171	-\$22,836	-\$23,521	-\$24,226	-\$24,953	-\$25,702	-\$26,473	-\$27,267
Management Fees	-\$69,480	-\$71,565	-\$73,712	-\$75,923	-\$78,201	-\$80,547	-\$82,963	-\$85,452	-\$88,016	-\$90,656
Utilities	-\$90,580	-\$93,297	-\$96,096	-\$98,979	-\$101,949	-\$105,007	-\$108,157	-\$111,402	-\$114,744	-\$118,186
Security										
Maintenance Expenses	-\$90,580	-\$93,297	-\$96,096	-\$98,979	-\$101,949	-\$105,007	-\$108,157	-\$111,402	-\$114,744	-\$118,186
Property Taxes	-\$106,065	-\$107,125	-\$108,196	-\$109,278	-\$110,371	-\$111,475	-\$112,590	-\$113,716	-\$114,853	-\$116,001
Insurance	-\$41,796	-\$43,050	-\$44,341	-\$45,671	-\$47,042	-\$48,453	-\$49,906	-\$51,404	-\$52,946	-\$54,534
Reserves for Replacement	-\$19,151	-\$19,725	-\$20,317	-\$20,927	-\$21,554	-\$22,201	-\$22,867	-\$23,553	-\$24,260	-\$24,987
Supportive Services	-\$32,254	-\$33,222	-\$34,218	-\$35,245	-\$36,302	-\$37,391	-\$38,513	-\$39,668	-\$40,858	-\$42,084
Total Operating Expenses	-\$586,447	-\$601,920	-\$617,835	-\$634,206	-\$651,046	-\$668,370	-\$686,192	-\$704,526	-\$723,387	-\$742,792
Net Operating Income	\$383,641	\$387,571	\$391,445	\$395,260	\$399,008	\$402,686	\$406,285	\$409,801	\$413,226	\$416,553
Debt Service	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068	-\$283,068
Asset Management	-\$8,735	-\$8,998	-\$9,267	-\$9,545	-\$9,832	-\$10,127	-\$10,431	-\$10,744	-\$11,066	-\$11,398
Cash Flow	\$91,837	\$95,505	\$99,110	\$102,646	\$106,109	\$109,491	\$112,786	\$115,989	\$119,092	\$122,088

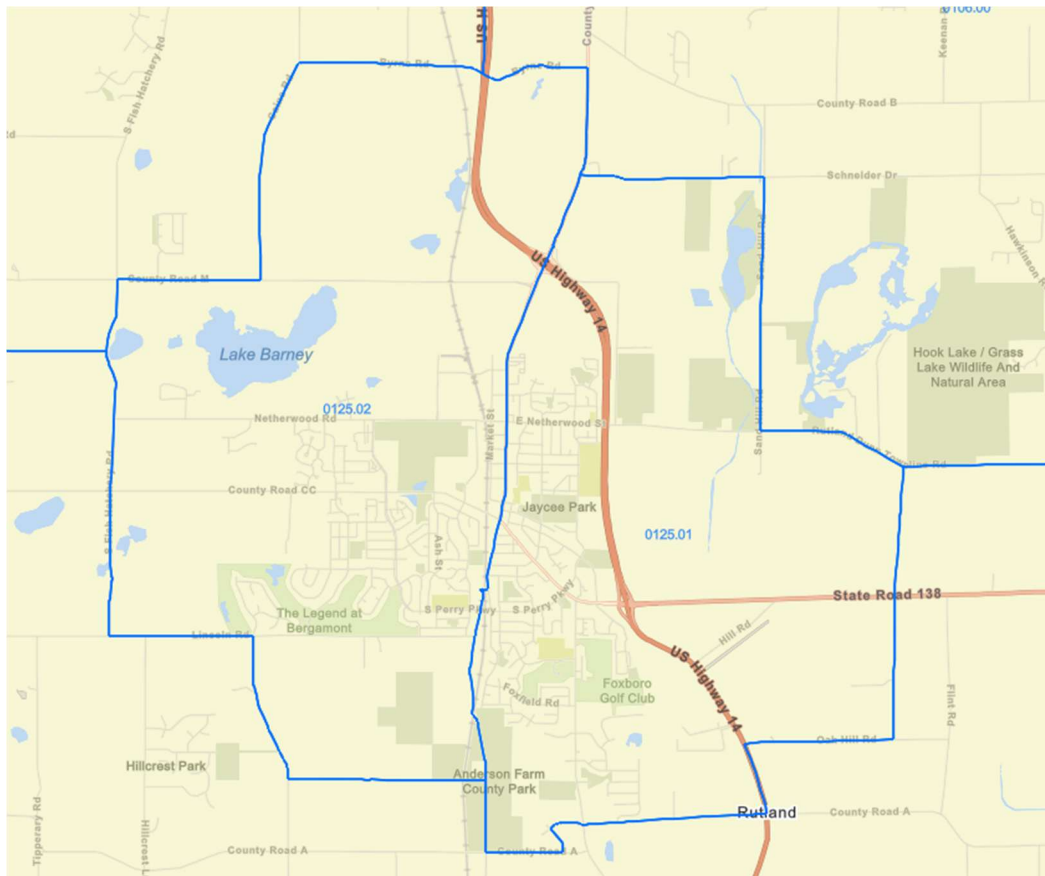
Village Context Map



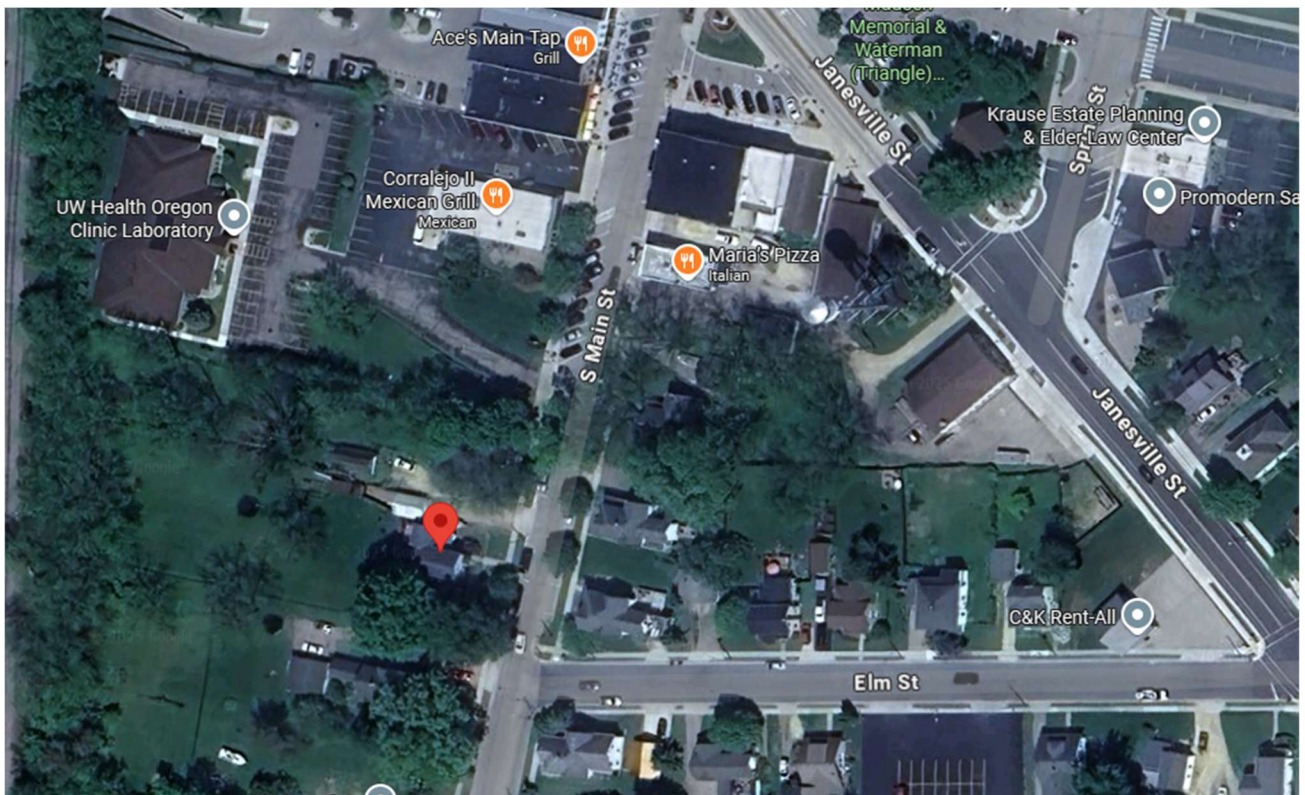
Oregon Downtown Area Map



Census Tract 0125.02 Map



Detailed Site Map



DEVELOPMENT AND SERVICE TEAM BACKGROUND

1. Obtaining and Utilizing Section 42 Tax Credits

As our Tax Credit project lists demonstrate below, since 1991 MSP Real Estate has secured awards for tax credits for 33 total projects in the Midwest:

- 16 elderly projects that have provided 1,043 units of senior housing
- 10 family projects that have provided 635 units of family housing
- 2 combined elderly & family projects that have provided 173 units of senior and 73 units of family housing
- 2 projects under construction that will provide 129 units of family housing
- 3 projects in pre-construction that will provide 139 units of senior and 121 units of family housing

Since 1991, MSP Development has been applying for and securing awards for Low-Income Housing Tax Credits allocated by the Wisconsin Housing and Economic Development Authority (WHEDA), Minnesota Finance Authority and Indiana Housing Authority. Please review our list of developments in the following tables:

TAX CREDIT Elderly (Section 42) APARTMENTS

<u>Project Names/ Locations</u>	<u>Units</u>	<u>Financing</u>	<u>Completion Date</u>
<i>The Driftless Apartments</i> , La Crosse	100	Bank	Fall 2024
<i>Tosa Mayfair Senior Apartments</i> , Wauwatosa	39	Bank	Summer 2024
<i>The Oscar Senior Apartments</i> , Madison	55	Bank	June 2022
<i>River Parkway Apartments</i> , Wauwatosa	118	Bank	August 2021
<i>Normandy Square Apartments</i> , Madison	58	Bank	August 2019
<i>Middleton Senior Apartments</i> , Middleton	56	Bank	October 2012
<i>New Berlin Senior II</i> , New Berlin	34	Bank	December 2021
<i>Chippewa Senior Apartments II</i> , Chippewa Falls	24	HOME	October 2011
<i>West Allis Senior Apartments</i> , West Allis	122	WHEDA Bond	April 2009
<i>Monona Senior Apartments</i> , Monona	88	WHEDA Bond	September 2009
<i>Lincoln Village</i> , Port Washington	49	Bank	December 2002
<i>Homestead Village</i> , Chippewa Falls	48	Bank	February 2000
<i>Deer Creek Village</i> , New Berlin	145	Bank	October 2001
<i>Silver Creek Village</i> , Glendale	65	WHEDA Bond	August 2000
<i>Lexington Village</i> , Greenfield	120	Bank	December 1998
<i>Silver Lake Pointe</i> , Moundsview MN	83	Bank	September 1995
<i>Courtyard</i> , West Allis	63	Bank	September 1995
<i>Mill View</i> , Kiel	24	Rural Development	March 1995
<i>Station House</i> , Antigo	40	Rural Development	1991
<i>Village Plaza</i> , Paddock Lake	24	Rural Development	1991
Total Units	1,355		

TAX CREDIT Family (Section 42) APARTMENTS

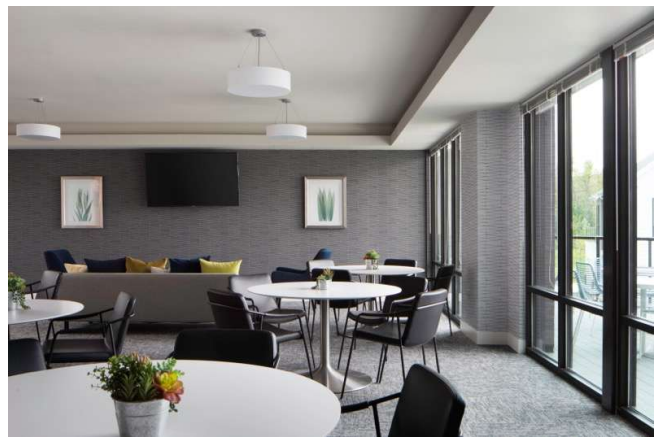
<u>Project Names/ Locations</u>	<u>Units</u>	<u>Financing</u>	<u>Completion Date</u>
<i>Yellowstone Apartments</i> , Madison	60	TBD	Summer 2025
<i>The Driftless Townhomes</i> , La Crosse	20	Bank	Fall 2024
<i>Tosa Mayfair Family Apartments</i> , Wauwatosa	41	Bank	Summer 2024
<i>The Heights Apartments</i> , Madison	79	Bank	Late Fall 2023
<i>River Parkway Phase II</i> , Wauwatosa	50	Bank	Summer 2023
<i>The Oscar Family Apartments</i> , Madison	55	Bank	July 2022
<i>Taylor Pointe Apartments</i> , McFarland	51	Bank	Spring 2022
<i>River Parkway Townhomes</i> , Wauwatosa	18	Bank	May 2021
<i>The Grove Apartments</i> , Madison	112	Bank	September 2020
<i>The Landing</i> , Chippewa Falls	40	Bank	June 2016
<i>Meadow Ridge Apartments</i> , Waukesha	70	Bank	October 2014
<i>New Berlin City Center</i> , New Berlin	102	Bank	December 2012
<i>Silverlake Commons</i> , Moundsview MN	50	MHFA	Feb. 1999 - Sold 2017
<i>Cityside Townhomes</i> , Marshall MN	50	MHFA	Apr. 1997 - Sold 2017
<i>Parkside Townhomes</i> , Redwood Falls MN	30	FNMA	Feb. 1997 - Sold 2017
<i>Valley Farms Apartments</i> , Westfield IN	92	Rural Development	May 1996
<i>Lincoln Square Apartments</i> , Chisholm MN	38	Bank	Aug. 1995 - Sold 2013
Total Units	958		

2. Participating in Public/Private Joint Ventures

River Parkway Apartments – Independent Senior Living Apartments & Family Townhomes

River Parkway Apartments is a 136-unit project that consists of a 118-unit senior independent living apartment building and 18 multi-family townhome units located in Wauwatosa, WI. 92 units are reserved for low-income seniors and families who earn no more than 60% of the area median income. This site required demolition of industrial buildings, environmental remediation, and fill to raise the site out of the floodplain. The City provided \$1,951,000 in tax increment financing, \$900,000 in FHLB of Chicago affordable housing funds, and WHEDA low-income housing tax credits. This development eliminated an underutilized and blighted site that will continue to provide much needed affordable housing to the City of Wauwatosa. This project was completed in August 2021 and won first place for the 2021 Senior Housing News Architecture and Design Awards in the affordable housing category.

Contact Information: Paulette Enders – Development Director (414)479-3531



The Grove Apartments – Family Apartment Building

The Grove Apartments is a mixed-used redevelopment site that replaced the former Pinney Library and retail center located on the east side of Madison, WI. This project is a 4-story building of 112 units that consists of two buildings that are interconnected with underground parking. Of the 112 units, 95 units are set aside for residents earning no more than 60% of the area median income. This project features first floor commercial space facing along Cottage Grove Road, a 4th floor community room and terrace that has views overlooking Lake Monona. This project received \$3 million in financing from the City of Madison's affordable housing fund. Other financing sources came from Dane County's affordable housing development fund, Federal Home Loan Bank of Chicago affordable housing funds, and WHEDA low-income housing tax credits. This project was completed in September 2020.

Contact Information: Julie Spears – Community Development Specialist (608)267-1983



Normandy Square – Independent Senior Living Apartments

Normandy Square senior apartments is a mixed-used redevelopment site located near the Market Square Shopping Center on the west side of Madison, WI. Normandy Square is a 3-story building with underground parking that consists of 58 units along with 2,000 square feet of commercial space on the first floor. Of the 58 units, 48 of the units are set aside for residents earning no more than 60% of the area median income. The project was financed in part with City of Madison's affordable housing trust fund, Dane County's affordable housing development fund, and WHEDA low-income housing tax credits. This project was completed in 2019 and took 12 months to construct and was fully leased up in 4 months. In the Senior Housing News 2019 Architecture and Design Awards, Normandy Square came in 2nd place nationally in the senior housing affordable housing category.

Contact Information: Julie Spears – Community Development Specialist (608)267-1983



Middleton Independent Tax Credit and Heritage Assisted Living and Memory Care

2012 – Heritage Middleton a 135-unit senior housing campus developed at a vacant sentry store in Middleton, WI. MSP put the site under contract in 2011 and worked with the City to help remove an eyesore on the gateway to Madison through Middleton. The site required excavation and haul off approximately 10 feet of soil and replacing that soil with engineered fill. This was due to the site previously sitting at the edge of a lakebed. The City provided \$2,100,000 in tax increment financing and Dane County provided a low interest loan in the amount of \$460,000. MSP also financed this development with tax credits and a 7/10 loan from WHEDA. The \$18,000,000 development consists of a 4 story 56-unit independent tax credit senior building interconnected to a 2 story 79 unit assisted living memory care community. The project is extremely dense on a site of only 2.2 acres but fits the urban design standards encouraged by the City. Construction took 12 months and the project has been full with a long waiting list on the affordable independent side since almost day one of certificate of occupancy.

Contact Information: Abby Attoun – Director of Planning Community Development (608)821-8343



3. Developing Multifamily Housing for Low-Income Households

As made clear in our project lists above, MSP has deep experience developing multifamily housing for low-income households. All our recent tax credit developments have been primarily comprised of units for low-income households.

Further, as indicated in our staff profiles, our current team has a unique blend of experience and educational background with low-income multifamily and senior housing developments:

- Milo Pinkerton has long term expertise and success with this unique development program. Over the past 30+ years, Milo has developed a reputation for high integrity and delivering results to partners and other stakeholders.

MSP Real Estate has a team of seasoned real estate development professionals with over a combined 50 years of direct housing and/or real estate development experience. This means that we not only bring deep knowledge and experience, but also have ample staffing to provide dedicated project management to each new project under development.

As previously stated, MSP Real Estate has assembled a team of seasoned professionals and consultants to augment our in-house team. We have consistently worked with this team on past projects and intend to continue these working relationships in order to ensure project success. Our team includes the following:

- **Outside Legal Counsel:** Foley & Lardner (Madison, WI) - Wayman Lawrence & Katie Rist
- **Accounting:** SVA (Madison, WI) – Glen Weyenberg
- **Architecture:** Dimension IV (Madison, WI) – Jerry Bourquin
- **Engineering:** CJ Engineering (Milwaukee, WI) – Chris Jackson

We have partnered with several different tax credit syndicators on our past tax credit awards.

4. Developing Permanent Supportive Housing

MSP Real Estate has incorporated the supportive housing model in all of our recent affordable housing developments. These developments set aside all or a portion of the projects' 30% CMI units for homeless individuals, those with disabilities, and other targeted populations and connects them with service providers as needed to support these residents' housing stability. Below is a chart showing MSP's projects completed or under construction within the last five years with 30% supportive housing units, target populations, and who the supportive service partners are.

Project	# of 30% Supportive Housing Units	Target Population	Supportive Service Partner(s)
The Heights Apartments	16	-Veterans -Homeless/Nearly Homeless -Special Needs	-Dane County Veterans Services (referral only) -The Salvation Army
River Parkway Phase II	10	-Veterans -Homeless/Nearly Homeless -Special Needs	-Milwaukee County Veterans Service (referral only) -Social Development Commission (SDC)
Taylor Pointe Apartments	11	-Veterans -Homeless/Nearly Homeless -Special Needs -Formerly Incarcerated	-Dane County Veterans Services (referral only) -The Salvation Army -Madison-Area Urban Ministry (MUM) dba JustDane
The Oscar Senior & Family Apartments	22	-Veterans -Homeless/Nearly Homeless -Special Needs -Formerly Incarcerated	-Dane County Veterans Services (referral only) -The Salvation Army -Madison-area Urban Ministry (MUM) dba JustDane
River Parkway Apartments & Townhomes	24	-Veterans -Homeless/Nearly Homeless -Special Needs	-Milwaukee County Veterans Service (referral only) -Aging Resource Center of Milwaukee County (referral only) -Social Development Commission (SDC)
The Grove Apartments	23	-Veterans -Homeless/Nearly Homeless -Special Needs -Formerly Incarcerated	-Dane County Veterans Services (referral only) -Community Action Coalition for South Central Wisconsin (referral only) -The Salvation Army -Madison-area Urban Ministry (MUM) dba JustDane -Porchlight
Normandy Square Apartments	12	-Veterans -Homeless/Nearly Homeless -Formerly Incarcerated	-Community Action Coalition for South Central Wisconsin (referral only) -Madison-area Urban Ministry (MUM) dba JustDane -Middleton Outreach Ministry

5. Property Management

MSP Property Management



<https://msprealestateinc.com/>

7901 West National Avenue
West Allis, WI 53214
952-351-4540
952-935-7202

6234 Maywood Avenue
Middleton, WI 53562
608-831-7004
608-359-9493

List of MSP Property Management properties: 15 Senior, 7 Family, and 2 combined Senior/Family projects.

Project Name	Location	Number of Units	Senior/Family	Tax Credit Yes/No
The Oscar Apartments	Madison, WI	110	Senior/Family	Yes
Taylor Pointe	McFarland, WI	51	Family	Yes
River Parkway	Wauwatosa, WI	136	Senior/Family	Yes
The Grove	Madison, WI	112	Family	Yes
Normandy Square	Madison, WI	58	Senior	Yes
Middleton Senior	Middleton, WI	56	Senior	Yes
New Berlin Senior II	New Berlin, WI	34	Senior	Yes
Chippewa Senior II	Chippewa Falls, WI	24	Senior	Yes
Homestead Village	Chippewa Falls, WI	48	Senior	Yes
West Allis Senior	West Allis, WI	122	Senior	Yes
Monona Senior	Monona, WI	88	Senior	Yes
Lincoln Village	Port Washington, WI	49	Senior	Yes
Deer Creek Village	New Berlin, WI	145	Senior	Yes
Silver Creek Village	Glendale, WI	65	Senior	Yes
Lexington Village	Greenfield, WI	120	Senior	Yes
Courtyard	West Allis, WI	63	Senior	Yes
Meadow Ridge	Waukesha, WI	70	Family	Yes
New Berlin City Center	New Berlin, WI	102	Family	Yes
The Landing	Chippewa Falls, WI	40	Family	Yes
Central Pointe	New Berlin, WI	75	Family	No
Village Plaza	Paddock Lake, WI	24	Senior	Yes
Station House	Antigo, WI	40	Senior	Yes
Mill View	Kiel, WI	24	Senior	Yes
Valley Farms	Westfield, IN	92	Family	Yes
Total		1,748		

MSP Property Management and Heritage Senior Living Management have their accounting staff located at offices located in West Allis, WI with property management staff located in offices in Madison and West Allis, WI. We do have a strong local presence in Dane County through our senior campuses and that we developed, own, and manage in Middleton and Monona along with our several tax credit properties in Dane County. Many of our construction suppliers and subcontractors are based out of Dane County.

MSP Property Management, LLC was formed in 2006 to provide professional property management services to its affordable housing and market-rate housing portfolio in Minnesota and Wisconsin. MSP Property Management currently manages over 1,700 units in 16 locations throughout Wisconsin and Indiana. In 2017, 3 family properties (130 units) were sold in Minnesota that MSP Property Management also managed.

MSP Property Management will be the property manager of record for Yellowstone Apartments.

Since 2006, both MSP Property Management and Heritage Senior Living have managed the complexities of Low-Income Housing Tax Credit Compliance.

Staff knowledge of program requirements –

All team members are kept up to date on any state or federal policy changes and the compliance department attends training on a regular basis according to the needs of the state agency and their recommendations. Property management staff do attend WHEDA compliance seminars on an as needed basis.

Staff stability –

All properties and departments are staffed according to pro forma, unit count and state recommendations. Our human resource department has the designated position of 'Recruiter' for all our management company staffing needs when employment vacancies need to be filled.

Processing certifications and recertifications –

All certs and recerts are completed in a timely manner according to the regulations set by the state agency and/or funding program. US-Housing Consultants provides additional third party quality assurance (compliance) oversight.

Fees current or past due –

All state agencies requiring fees for annual reporting or processing utility approvals are up to date.

Tenant files completeness and organization –

All tenant files are third-party audited for accuracy by US-Housing Consultants and MSP/Heritage Senior Living management outlines all file set-up so organization and completeness is the same, no matter which property you walk onto.

Responsiveness to federal and state housing compliance issues including AG 134, Equal Opportunity, Affirmative Fair Marketing Practices, 504 and LIHTC –

All federal and state housing audits or issue responses are handled according to the time limit provided per notification. Our goal at MSP/Heritage Senior Living is to turn around any audit items prior to or earlier than the deadlines provided.

Compliance history – number and quality of 8823's issued –

MSP Property Management has been managing affordable and market rate housing since 2006. Heritage Senior Living Management has been managing assisted living, memory care and independent affordable senior housing since 2000. **In the past 5 years there have only been a few minor tenant file issues that required resolution related to missing documentation only. No substantial reportable recapture of credit issues has ever been reported on these managed properties to the IRS.** Each state has their own standards of practice on when/why to issue an 8823's but we have experienced the same results with our Minnesota based properties that interface with the Minnesota Housing Authority (these properties sold in 2017).

Our third-party consultant, US-Housing Consultants reviews ALL tenant files for tax credit compliance as well as recertification compliance.

MSP Property Management provides all property management functions including Tax Credit certification, recertification, ongoing compliance, all accounting functions, day to day management and maintenance. MSP Property management has grown in size and oversight starting with 66 units in 2 projects in 2006 to over 1,700 units in 16 locations in Wisconsin in 2023. We did sell 3 multifamily properties comprising 130 total affordable family units in Minnesota in 2017 that were also managed by MSP Property Management.

Brian Martin and Nicole Sorensen have over 25 plus years combined Asset Management and Property Management experience. They monitor monthly reports related to rent collection, occupancy, budget to actual costs, leasing status, work orders and tax credit compliance, along with addressing ongoing inspections and reporting for state and lender requirements. Most of our sites are then staffed with on-site managers and maintenance staff dependent on needs of individual properties.

August 5, 2025

Mr. Brian Woolsey
Vice President of Development MSP Real Estate
7901 W. National Avenue
West Allis, WI 53214

RE: Management Agreement – Fair Tenant Selection Criteria & Tenancy Addendum –
Oregon Main Apartments

Dear Mr. Woolsey,

MSP Property Management (MSPPM), LLC will be the property management company for MSP Real Estate's planned age-restricted multifamily apartment community in the Village of Oregon, which will include 57-units and be located 169, 203, and 215 Main Street. MSPPM has over 16 years of management experience with over 1,600 units throughout Wisconsin in both affordable and market-rate housing.

Per the Dane County Affordable Housing Development Fund 2025 Guidelines and Application, MSPPM agrees to MSP Real Estate's responses in the Dane County Application for 2025 Affordable Housing Development Fund, as detailed below:

1. MSPPM accepts and will incorporate all tenant selection criteria as specified in item "T. Fair Tenant Selection Criteria."
2. MSPPM will incorporate and abide by the denial process as specified in item "U. Denial Process."
3. MSPPM will incorporate and adhere to all the tenancy addendum provisions under item "V. Tenancy Addendum" and the Dane County Tenancy Addendum into all tenant leases.

The language from applications items T, U, and V are attached for reference. MSPPM understands the implications to property management from these agreed upon tenant selection criteria and lease addendums.

If you have any questions, feel free to call me at (608) 359-9493.

Sincerely,



Brian Martin
Vice President of Asset Management
MSP Property Management, LLC

Language from Item T. from 2025 Dane County AHDF Application

T. FAIR TENANT SELECTION CRITERIA: Will the project incorporate tenant selection criteria detailed below? Acceptance of all criteria is required for funding. General Screening Process – will not deny applicants based on the following:

Yes	No
☒	☐

ALL REQUIRED FOR FUNDING

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

Lack of housing history

Membership in a class protected by Dane County fair housing ordinances and non-discrimination ordinances in the municipality where the project is located.

Wisconsin Circuit Court Access records

Inability to meet financial obligations other than housing and utilities necessary for housing (gas, electric, water).

Credit score

Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, and water only) obligations.

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.

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.

Any eviction filing if 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 writ of recovery issued (e.g. stipulated dismissal); or (3) eviction filing that resulted in judgement for the landlord more than two years before the applicant submits the application.

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. (Violent criminal activity 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.)

Language from Item U. from 2025 Dane County AHDF Application

U. DENIAL PROCESS: Will the project incorporate the denial process detailed below? Acceptance is required for funding.

Yes	No
☒	☐

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 issuance of denial 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.

Language from Item V. from 2025 Dane County AHDF Application

V. 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
☒	☐

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 person shall be banned from the rental premises without the consent of the tenant unless the following have taken place: (1) A notice of the ban is issued to the tenant stating the: (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. (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. 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. 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. Nothing in this policy limits a person's right to pursue a civil order for protection against another individual.

h. 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.

**Memorandum of Understanding For
OREGON MAIN APARTMENTS, LLC
OREGON, WI**

Lutheran Social Services (LSS) represents that it has substantial skill and experience in assisting organizations to provide social and case management services to residents of housing complexes in numerous locations throughout Wisconsin and Upper Michigan, including in Dane County.

Scope of Services:

LSS will provide in person, onsite supportive service provision at Oregon Main Apartments. LSS's services will target the tenants residing in the project's set aside units, who require and request access to supportive services to maintain housing. The target population will be specific to any individual(s) with permanent developmental, physical, sensory, medical or mental health disabilities, or a combination of impairments that make them eligible for long-term care services.

LSS will designate a Service Coordinator to Oregon Main Apartments, and will be responsible for providing the target population at the site with care coordination, supportive, referral and advocacy services in the general community for which they are entitled, with a desired outcome of keeping them independent in their units. Specific services to be offered under this agreement include:

- Established open office hours onsite at Oregon Main Apartments to conduct individualized, one-to-one supportive services. Services will be targeted to the tenants residing at the project's twelve (12) 30% AMI set aside units, but will be available to all tenants residing in the project's remaining affordable units. LSS will utilize the onsite community room for supportive services programming at Oregon Main Apartments.
- Completion of an intake and needs assessment for tenants seeking service coordination services. The Service Coordinator will make reasonable attempts to engage the target population residing in the projects set aside units in a person-centered intake process. This assessment will provide necessary information about a tenant's needs, challenges, and circumstances. It is understood and agreed that the tenant must voluntarily agree to participation in services.
- Development of a supportive housing management plan for tenants who completed the intake assessment. This plan provides an outline for both the tenant and service coordinator in addressing the tenant's needs, ensuring services are targeted, coordinated, and effectively meeting the tenant's identified goals. Plans specifically include tenant's strengths, goals and objectives, tenant and service coordinator responsibilities in supporting the plan, and agreed upon by both the tenant and service coordinator to ensure a successful outcome and achievement of goals. LSS encourages and promotes, minimally, monthly contact with the Service Coordinator, for tenants who have an active supportive housing management plan.
- Provide supportive programming and direct services to tenants that are individualized to support the tenant's supportive housing management plan. This will be accomplished by:
 - The assigned Service Coordinator will provide one to three site visits during the pre-lease-up phase of the development. After the initial lease-up of the project, the assigned Service Coordinator will operate onsite at Oregon Main Apartments, eight hours per week, for the term of this agreement.
 - Providing specific supportive services to support tenant independence and self-sufficiency in identified needs areas on the individuals supportive housing plan. This may include care coordination and referrals to community resources or provision of direct services to best meet the tenant's goal(s). Follow up and aftercare is provided to ensure the support is meeting the tenant's needs on an ongoing basis. Specific supportive services provided include:
 - Employment and Educational Assistance: resume building, interview skills, completing employment applications professionally, enrollment in English as a Second Language courses, GED, post-secondary, and/or higher education programs, scholarship research,

assistance with scholarship applications, accessing job training programs, identifying suitable job opportunities and navigating unemployment benefit applications.

- Life Skill Development: communication, problem-solving, decision-making, time management, coping mechanisms, social skills, self-advocacy, and health literacy
 - Physical and Mental Health Support: care coordination, behavioral support, utilization management, and provider information and referral services
 - Substance Use Treatment Services and Referrals
 - Assistance in Accessing Benefit and/or Entitlement Services: completion of benefit checklists to determine eligibility and need for services/programs, assistance accessing, applying, and renewing public assistance benefits including Medicaid, Supplemental Security Income (SSI/SSDI), and Supplemental Nutrition Assistance Program (SNAP), and benefit coordination support and education
 - Healthy and Nutritional Living: coordinating care, referrals and support for tenants seeking to improve their health in areas such as nutritional counseling, fitness routines/physical activity, smoking cessation, and weight management
 - Financial Literacy: support tenants to improve financial literacy through education and guidance in budgeting and developing a savings plan. Services also include coordination and referrals to financial counselors to enhance financial literacy skills such as debt management, investing, and credit repair and building.
- LSS will provide bi-annual educational and/or wellness services with an emphasis on presentations designed to assist in overcoming barriers as identified on the tenant assessments. Potential sessions include self-improvement, employment and educational opportunities and financial management, and developing relationships with local community, county, and state resources who provide support to the targeted population.
 - Tenants will initially be made aware of the supportive services available to them upon move in, or during their new resident orientation if residing in a supportive unit. The Service Coordinator will make contact with all new tenants that move into a supportive unit, within 14 days of moving into the community, to make an introduction and provide further information on accessing and obtaining services. LSS will routinely market services to all tenants onsite through resident newsletters, calendars, and flyers posted near commons spaces at Oregon Main Apartments. LSS's Service Coordinator's working hours and contact information will be posted clearly for tenants, to ensure clear access to services when needed. LSS Services are available, without restriction, to any tenant that wishes to engage with the LSS Service Coordinator. Utilization of services is not a condition of tenancy.
 - The LSS Service Coordinator is identified as part of the projects management team. LSS will maintain regular communication with property management to maintain awareness and updates on supportive unit move ins and move outs. The LSS Service Coordinator will willingly participate in and facilitate engagement with the property manager and will be included in property team meetings that include site based team members supporting Oregon Main Apartments. These meetings will focus on general property updates, concerns related to tenant health and safety, information on lease violation notices provided to tenants, and additional topics as needed where the onsite service coordinator can be of support.

LSS agrees to assist the property management group in outreach and engagement efforts with community partners and agencies that provide long-term support specifically to the targeted population. This is done to raise awareness of the specific opportunities available to the target population. Such agencies or partners could include: Aging and Disability Resource Centers, Managed Care Organizations, Health and Human Services agencies, and other providers supporting the targeted population(s) for this project.

The goal of the Service Coordinator is to enhance the success of tenants residing in the supportive housing units and to promote their ability to remain in their unit successfully. The services identified above will enhance independent living success and promote dignity of residents by addressing needs with a one-on-one approach. LSS will work

with the management company to market the set aside units to the target population including individuals experiencing homelessness off the Coordinated Entry (CE) list. LSS will refer clients from Dane County's Coordinated Entry list and/or LSS's Dane County Homelessness's programs to Oregon Main Apartments during lease up. Thereafter, property management will inform LSS of any open set aside units to refer applicable clients to the property.

Annual Budget

The fee for providing Service Coordination as above is \$24,000 for Year 1 of services, thereafter a 3% annual cost of living adjustment will be added to the prior year's annual contracted rate through the length of the project compliance period. These amounts will be paid by Oregon Main Apartments, LLC, 7901 W. National Ave., Suite C, West Allis, WI 53214 (invoices to be emailed to ap@msphousing.com) to LSS commencing with certificate of occupancy for the named project, and annually thereafter through completion of the compliance period, as indicated above, on the anniversary of initial certification of occupancy.

Amendments

This Memorandum of Understanding may be amended at any time with an amendment in writing and signatures from all three parties below.

One year after the certificate of occupancy and annually thereafter through completion of the compliance period, LSS and the property manager will discuss the utilization of supportive services and the weekly hours the assigned Service Coordinator operates onsite to scale the next years' supportive services, weekly onsite hours, and annual budget appropriately.

By signature below, the parties hereby agree to the terms and conditions above.

OREGON MAIN APARTMENTS, LLC

Signature:  Title: President Date: 8/06/2025

MSP PROPERTY MANAGEMENT LLC

Signature:  Title: Vice President of Asset Management Date: 8/6/2025
Signed by: 8E69A9B9C370433...

LUTHERAN SOCIAL SERVICES OF WISCONSIN AND UPPER MICHIGAN, INC.

Signature:  Title: Vice President Date: 8/6/2025

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the "MOU") is made on this 28th day of February, 2025 (the "Effective Date") by and between Dane County Veterans Service Office (CVSO) and MSP Real Estate, Inc or its assigns (Owner) and MSP Property Management LLC (Property Management Agent).

WITNESSETH

WHEREAS, the Developer is the developer of approximately 57 proposed apartment units in a development to be located at 169, 203, & 215 S Main Street, Oregon, WI.

WHEREAS, the Dane County Veterans Service Office is an organization which assists eligible veterans and their dependents in applying for state and federal veterans benefits, and whose mission is to serve all veterans and their families, with dignity and compassion, by providing assistance in the preparation and submission of claims for benefits to which they may be entitled, and to serve as their principal advocate and link to services on veterans' related issues.

WHEREAS, the intent of this Memorandum is to confirm our mutual desire and commitment to initiate a collaborative relationship to ensure eligible veterans are aware of the availability of affordable housing units in this development, and establish communication to connect future low income residents with appropriate services and service providers.

WHEREAS, the Developer is seeking financial support from the Wisconsin Housing and Economic Development Authority (WHEDA) through the Section 42 Low Income Housing Tax Credit Program (LIHTC) to construct the property.

WHEREAS, anticipating that the application will be well received by WHEDA, and hopeful that it will receive funding that will allow construction of the community, the Developer wishes to proactively establish an area referral network that includes the Dane County Veterans Service Office.

NOW THEREFORE, Developer and the Dane County Veterans Service Office agree:

- 1) The proposed project intends to provide approximately 7 veterans housing units at or below 60% CMI.
- 2) Should the proposed project be constructed, Developer and/or its property management agent will, whenever there is a vacant veterans housing unit, contact your office and other area local partners asking for referrals of prospective residents who are low income and are veterans. This contact will be made by the Developer or their onsite management agent staff via email or phone.
- 3) The Developer's property management agent will establish a waiting list of prospective residents based on referrals described above.
- 4) The Developer and its property management agent will endeavor to make existing and prospective residents aware of services and resources available by provision of a tenant resource area within the common area of the proposed development. The tenant resource area will consist of contact information for the CVSO as well as materials and brochures of the Dane County Aging and Disability Resource Center (ADRC), and other area collaborative partners. New residents will also receive a copy of the CVSO and ADRC brochure directly from the property manager at the time of lease signing. Our onsite management agent staff will be

coached regarding "who and how" with regards to the CVSO and ADRC to help connect residents to the appropriate service networks.

- 5) The proposed project will not provide long term services, nor charge fees related to long term services to residents, but will rather refer residents to the CVSO, the ADRC, and other area local partners in order to assist residents to locate the services and funding appropriate to their individual need.
- 6) Residents will not be required to receive any services in order to reside in the development. Residents that desire to receive services will have a choice in service provider(s).

Administrative Provisions

Duration

This MOU is subject to the project receiving an award of LIHTC, with operations expected to commence in the Spring of 2027. The initial period shall be 12 months from commencement of leasing operations. Either party may terminate this agreement with 30 days' notice at the end of the initial period.

Amendments

This MOU may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all parties.

Confidentiality

It is agreed that by virtue of entering into this MOU they will have access to certain confidential information regarding the other party's operations related to this project. It is further agreed that the parties will not at any time disclose confidential information and/or material without the consent of that party unless such disclosure is authorized by this MOU or required by law. Unauthorized disclosure of confidential information shall be considered a breach of this MOU. Where appropriate, client releases will be secured before confidential information is exchanged. Confidential client information will be handled with the utmost discretion and judgment.

Nondiscrimination

There shall be no discrimination of any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, age, handicap, ancestry, or national origin in the operation of the project.

Signatories:

Dane County Veterans Service Office

By: Bridgette Nelson Deputy CVSO Director

Date: 3/19/2025

Name: Bridgette Nelson

Title: Deputy Director

MSP Real Estate, Inc.

By: Milo Pinkerton

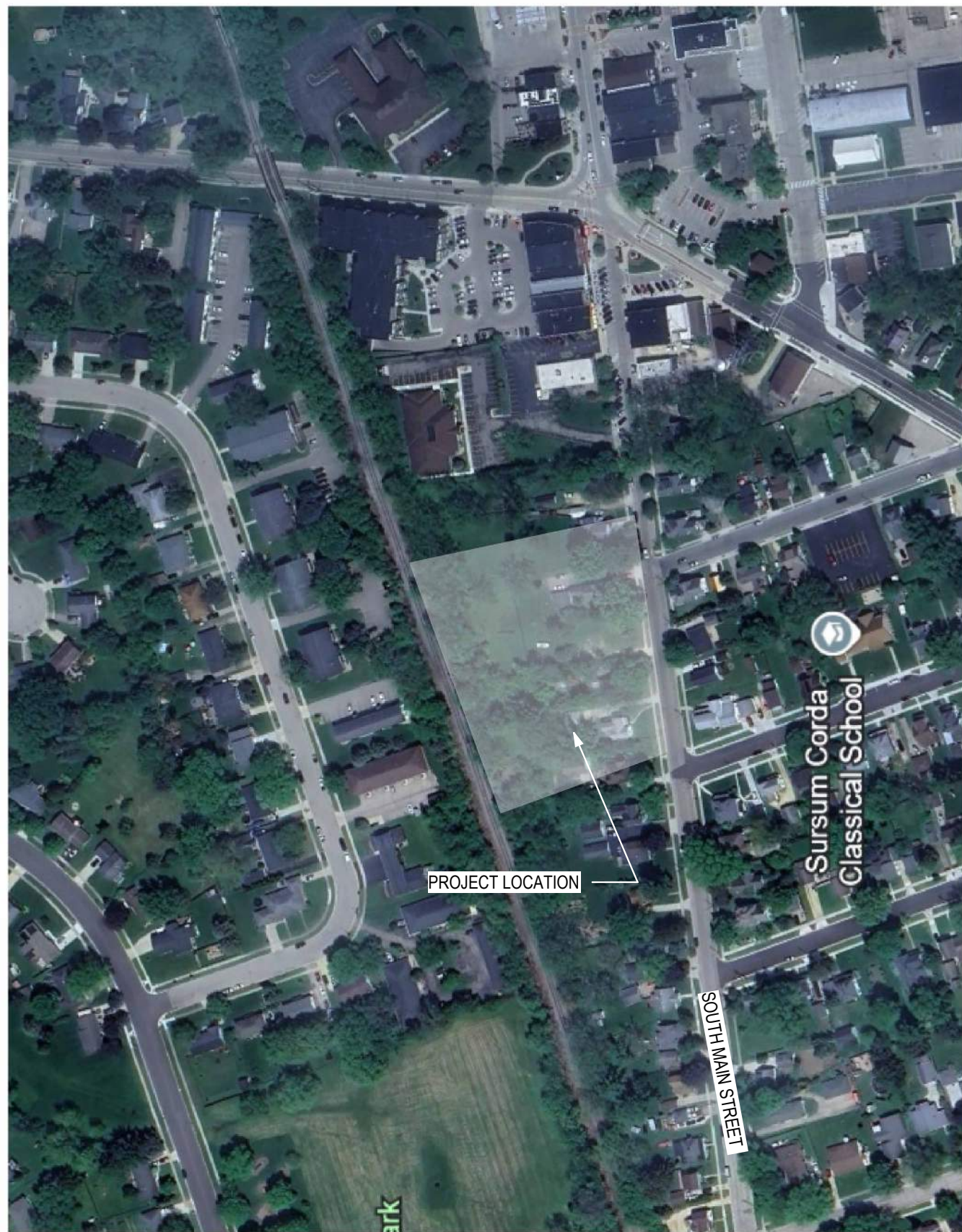
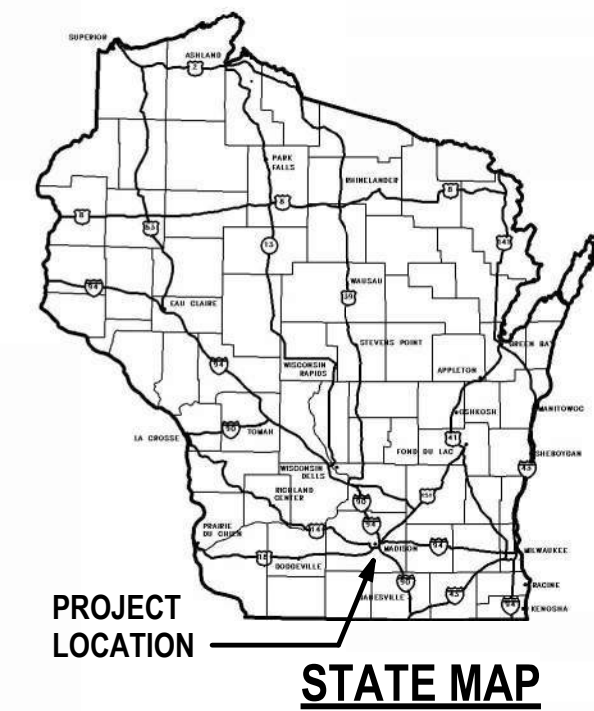
Date: 3/19/2025

Name: Milo Pinkerton

Title: President

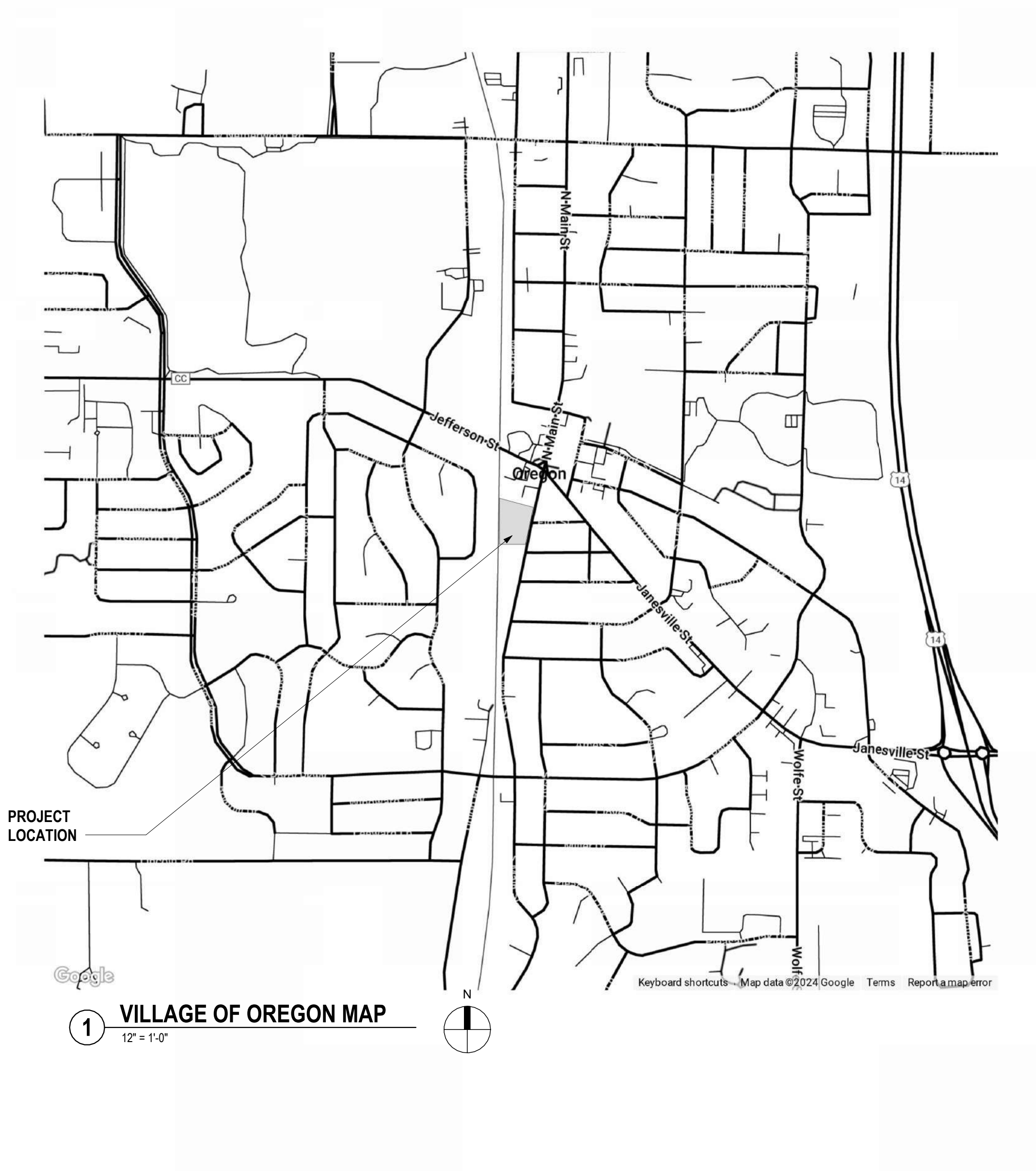
OREGON SENIOR HOUSING

S. MAIN STREET, OREGON, WI



2 AERIAL VIEW OF SITE

6" = 1'-0"



Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

SHEET INDEX

G1	COVER SHEET
G2	PROJECT SITE ZONING
AL-0	ALTA/NSPS LAND TITLE SURVEY
SP1	SITE PLAN
A1	OVERALL FLOOR PLANS
A2a	EXTERIOR ELEVATIONS
A2b	EXTERIOR ELEVATIONS
A2c	PERSPECTIVE VIEW
A2d	PERSPECTIVE VIEW
A2e	MATERIALS

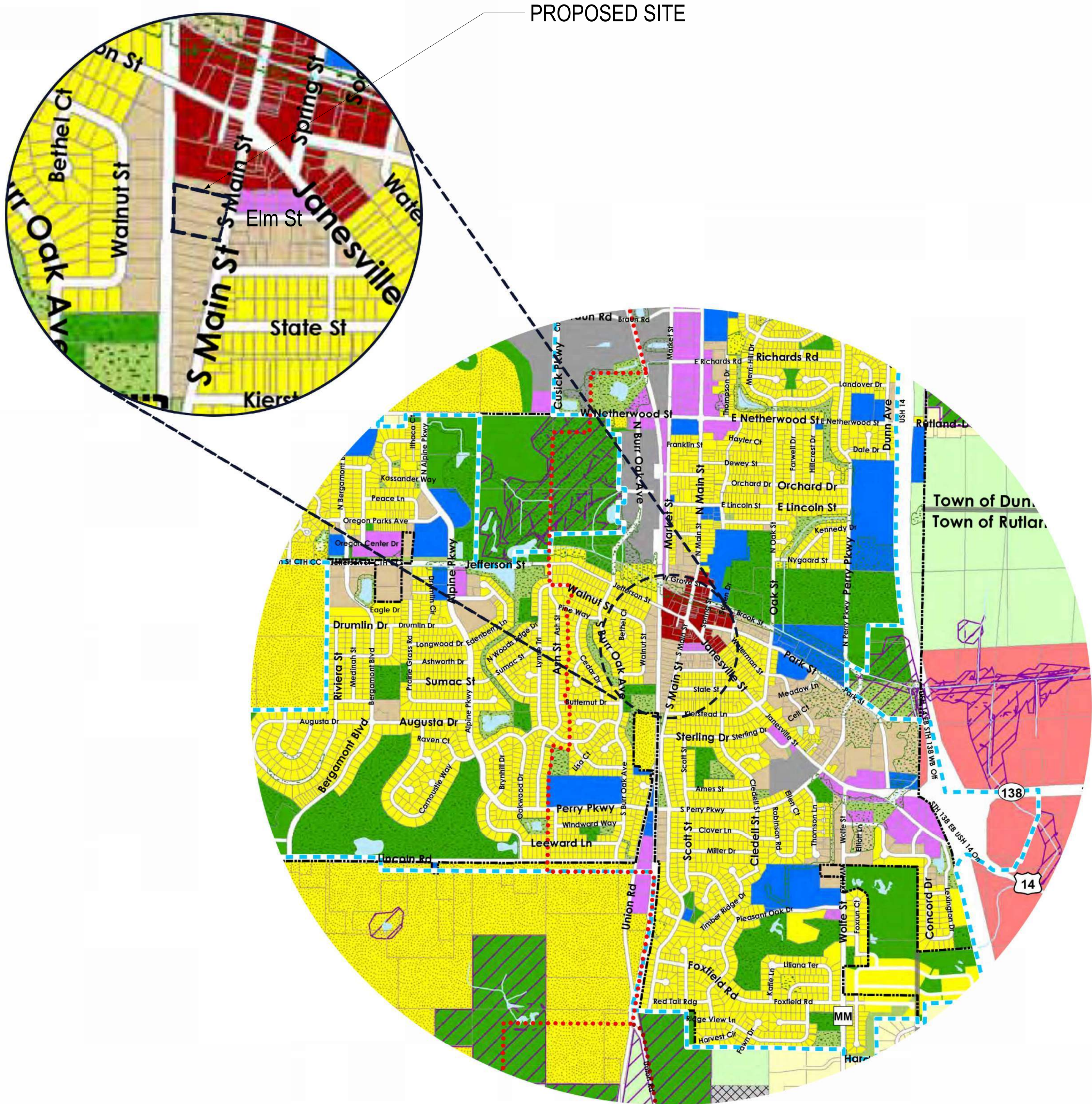
UNIT COUNT

1 BDR UNITS	26 +/-
2 BDR UNITS	31 +/-
TOTAL UNITS	55-60 +/-

PARKING COUNT

SURFACE STALLS	20
COVERED STALLS	48
TOTAL PARKING	68

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PROPOSED SITE



OREGON SENIOR HOUSING

S. MAIN STREET, OREGON, WI

DATE OF ISSUE: 06/30/2025

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT # 24105

PROJECT SITE
ZONING

G2

OREGON SENIOR HOUSING

S. MAIN STREET, OREGON, WI

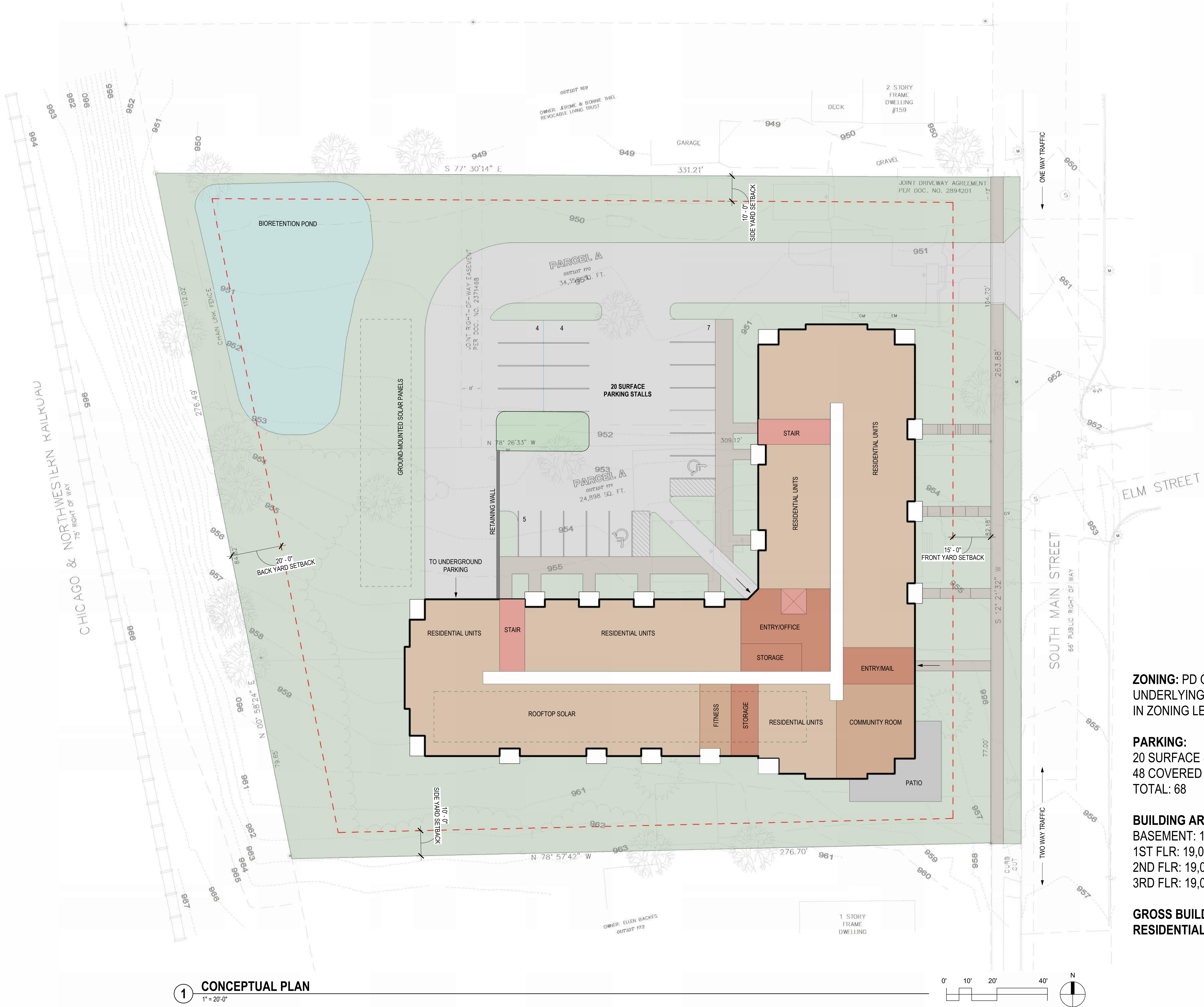
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CONSTRUCTION

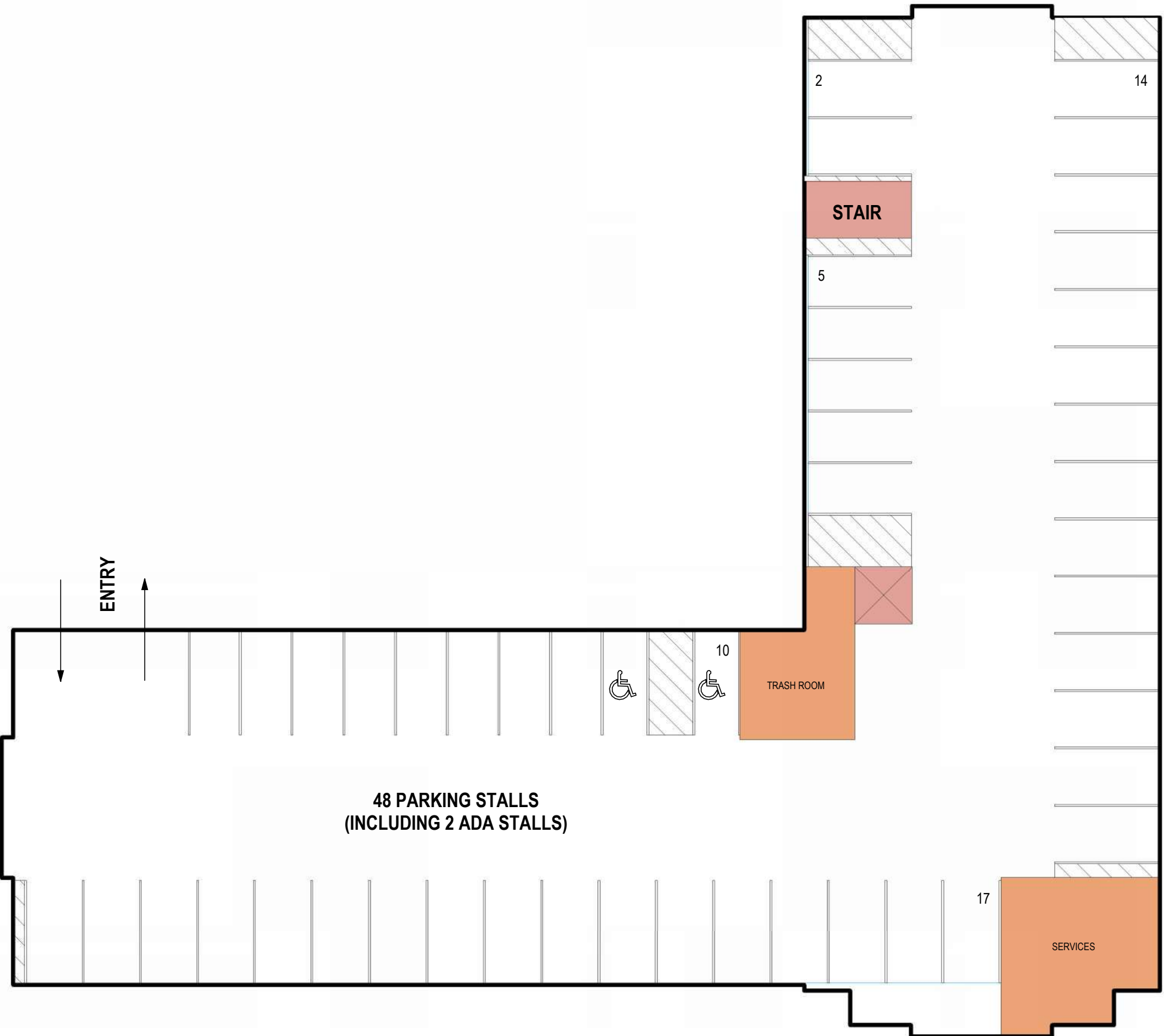
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SITE PLAN

SP1



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BASEMENT FLOOR PLAN

1 CONCEPTUAL FLOOR PLANS
1" = 20'-0"

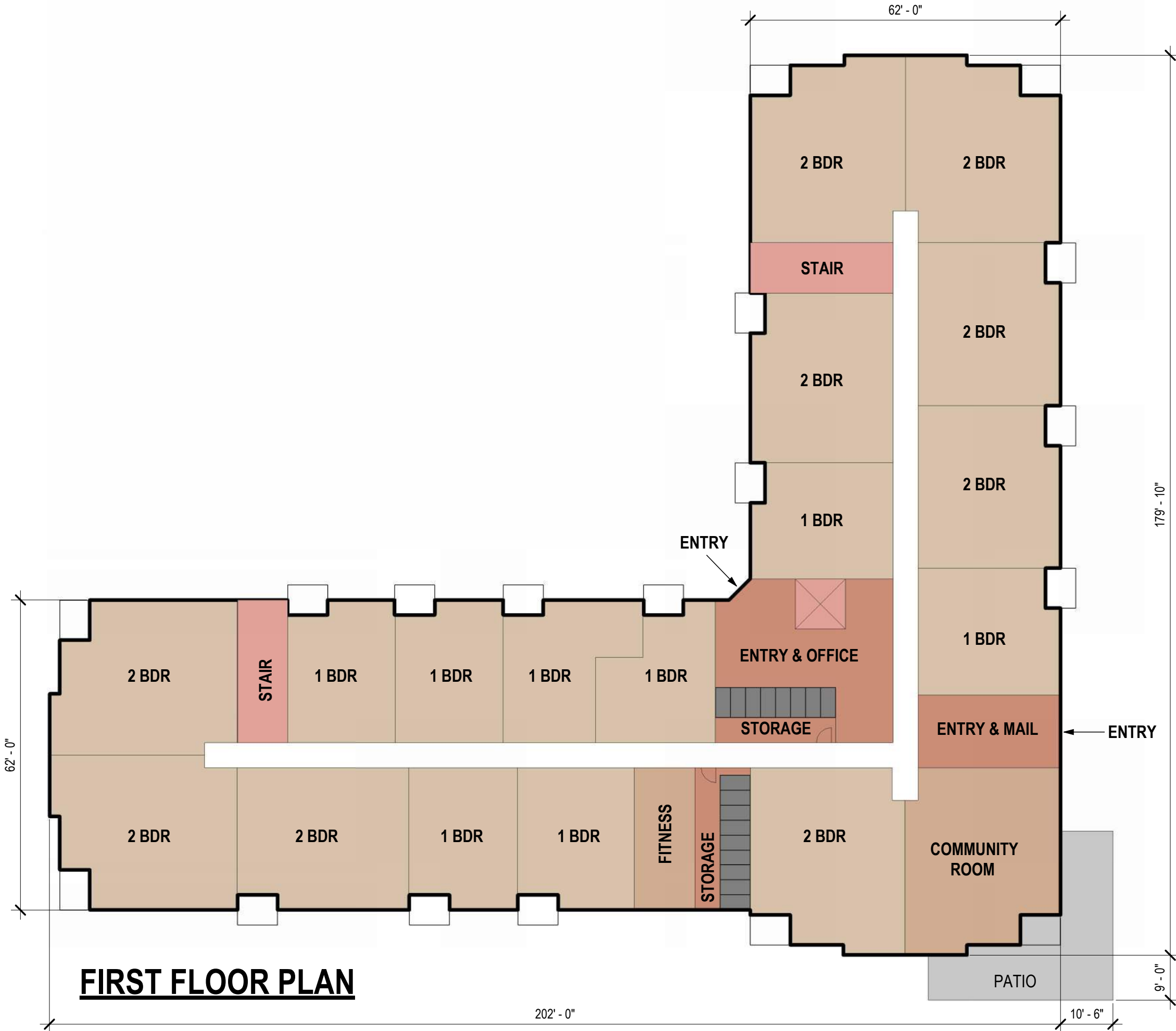
FIRST FLOOR
2 BED UNITS - 9
1 BED UNITS - 8

TYPICAL FLOOR (2ND & 3RD)
2 BED - 11
1 BED - 9

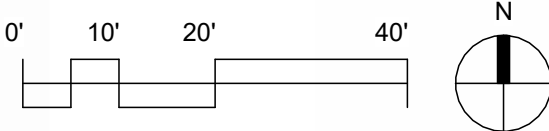
TOTAL
TOTAL 1 BED UNITS - 26
TOTAL 2 BED UNITS - 31
TOTAL UNITS : 57



SECOND & THIRD FLOOR PLAN



FIRST FLOOR PLAN



**OREGON SENIOR
HOUSING**
S. MAIN STREET, OREGON, WI

DATE OF ISSUE: 06/30/2025

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT # 24105

**OVERALL FLOOR
PLANS**

A1