

The Rose Park Gardens on King Drive

Presented by Northernstar Companies, Horizon Development and Continuum Architects

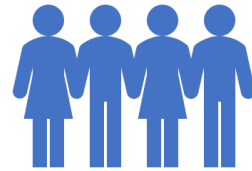
kinship
gardens



Northernstar Companies Caring Moment



Mental Health
Awareness Month



Community Support



Construction Worker
Support

Development Team

Northernstar Companies | Co-Developer

- Brandon Methu, Principal and Founder
- James Methu, Principal and President

Horizon Development | Co-Developer

- Scott Kwiecinski, Vice President

Continuum Architects + Planners | Architect, Programming & Space Utilization

- Falamak Nourzad, Principal

Development Site

Community Connections

- Parks and neighborhood amenities access
- Boys & Girls Club
- Bus Route Access
- UWM

Access to Grocery Options

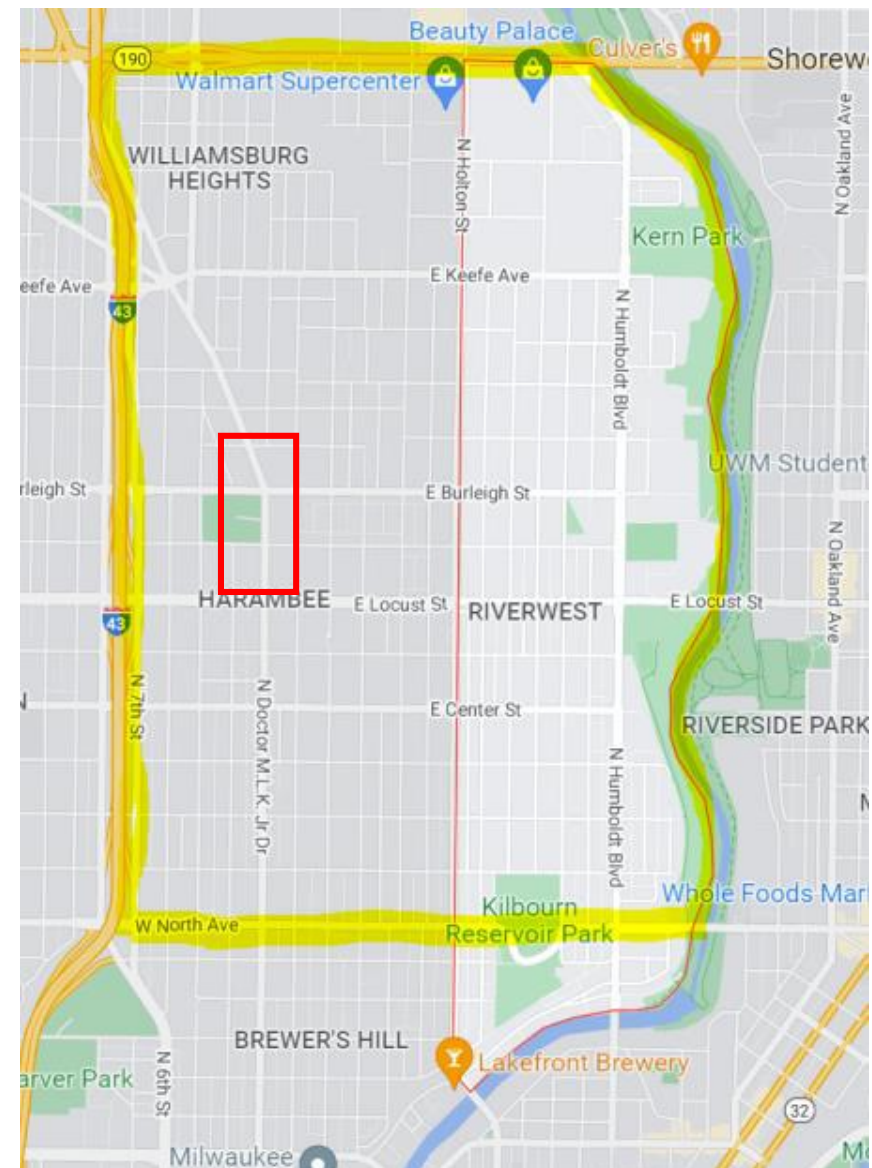
- Pick N Save
- Pete's Fruit Market

Local Employment Opportunities

- Health System: Ascension Columbia St. Mary's
- Kinship Community Food Center
- Riverwest, Harambee & Bronzeville small businesses
- Downtown small businesses

Opportunity for Density and Quality

- Mirror higher-density residential of nearby proposed and completed projects (King Library, Riverwest food accelerator project, Welford Sanders lofts)





Proposed Development

62 residential units

56 LMI Units

- 30% AMI: 2 Studio, 11 1BR,
- 50% AMI: 2 Studio, 13 2BR, 10 3BR
- 60% AMI: 6 1BR, 12 3BR

6 Market-Rate Units

- 3 1BR, 3 2BR

Building Amenities

Parking, community room, staff space, storage, core programming space, training/multipurpose/meditation room

\$20.86 MM total development cost



Site Plan

Multi-story building

- Assumes most of city block

Off-street parking

- Promotes safety and aesthetic appeal

Resident safety and security

- Line-of-sight safety considerations (lighting, landscaping)
- Electronic key fob entry

Conceptual Rendering



PLEASE COME JOIN US

MAY 20th
12-2pm

LOCATION:
BOYS AND GIRLS CLUB
202 MAPLE AVE., BELOIT, WI 53511

COMMUNITY INPUT
ON HOUSING DEVELOPMENT PROJECT
LOCATED AT 1642 6TH ST IN BELOIT

VOICE YOUR INPUT FOR A HOUSING DEVELOPMENT PROJECT TO
BE BUILT AT 1642 6TH ST IN BELOIT.

WE WANT TO HEAR FROM YOU!

WHAT WOULD YOU LIKE TO SEE? **WHAT DESIGNS DO YOU PREFER?**

JOIN US AND ENJOY FREE REFRESHMENTS.



PLEASE CONTACT JAMES OF NORTHERNSTAR COMPANIES
WITH QUESTIONS AT 414-379-8922 OR JAMES@NORTHERNSTARCOMPANIES.COM

Community-Led Design

Participatory Design Process

- Crucial piece of community-driven growth
- La Crosse, Beloit

Resident Input

- Building size and layout
- Design materials
- Programming
- Public open space

Financing Structure

Source	Amount
Low Income Housing Tax Credits/GP	\$11,680,382
First Mortgage	\$3,000,000
Housing Trust Fund/TIF	\$1,923,072
ARPA/ARP Funding	\$2,000,000
FHLB - Affordable Housing Program	\$2,000,000
Deferred Developer Fee	\$252,524
Total Development Cost	\$20,855,978

Development Timeline

Milestone	Date Completed
Site Control: Purchase and Sale Agreement / Option <ul style="list-style-type: none">Includes community visioning and support of project	Nov. 2023
WHEDA Application	Dec. 2023
Notice of WHEDA 9% Reservation	May 2024
Notice of grant awards (AHP, ARPA, Housing Trust Fund)	Dec. 2024
Construction Period	Spring 2025 – Spring 2026
Placed in Service	Summer 2026

Continuum Architects + Planners

Established in 1996

- Continuum Architects + Planners provides a suite of services that helps clients take their vision through to completion. From the initial master planning, space planning, and programming phases, through to detailed design, interior design and finishes, and construction administration – Continuum Architects + Planners provides consistent attention to detail and client engagement throughout the life of a project.

50+
RESIDENTIAL
PROJECTS

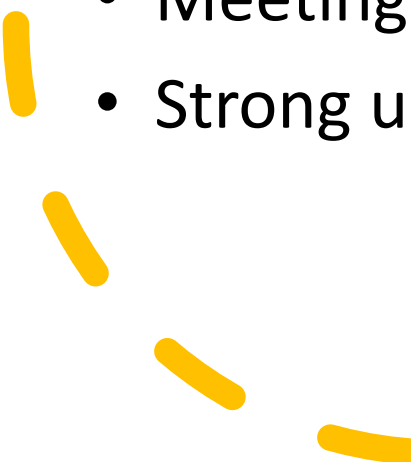
1392
AFFORDABLE
UNITS

856
HISTORIC
MARKET RATE
UNITS



Why Horizon Development, Northernstar Companies, and Continuum?

Experienced team with strong track record of:

- 
- Securing financing
 - Facilitating community-driven development
 - Meeting SBE hiring goals
 - Strong understanding of the local construction workforce