

# Affordable Housing Fund Goals & Results

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CITY OF MADISON COMMUNITY DEVELOPMENT DIVISION

FEBRUARY 1, 2018



# Biennial Housing Report 2014 Strategy

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[Creation of] a new Affordable Housing Fund with ongoing City financial support to fund housing projects and programs to meet our most pressing housing challenges:

Coordinating and leveraging all available funding sources across all City agencies, State, and federal programs to have the greatest impact

Proactively seeking partnerships with private developers to address housing challenges

Expanding the types of housing available to fill in gaps that the housing market doesn't serve

# Affordable Housing Fund: Goals & Preferences

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Increase the quantity of safe, quality, affordable rental housing throughout the City particularly in locations that are well served by transit and are proximate to places of employment, schools, parks, health care and other basic amenities

2014 RFP:

Increase Supply of 3  
BR & 30% Units  
Supportive Services

2015 RFP:

Preferred Areas  
Mapped

2016 RFP:

Opportunity Areas  
Mapped  
Family Homelessness  
& Prison Re-Entry

2017 RFP:

Homeless Services  
Agency Coordination  
for Supportive  
Service Units

# Affordable Housing RFQs: Goals & Preferences

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PSH Goal: Develop housing with case management and supportive services targeting formerly homeless residents

Senior Housing Goal: Support safe and affordable housing with access to transit and amenities for older adults

2013 PSH RFQ:  
Homeless Singles

2014 PSH RFQ:  
Homeless Families

2015 PSH RFQ:  
Homeless Singles  
& Couples

2015 Senior  
Housing RFQ:  
Transit-Oriented,  
Mixed-Income  
Housing

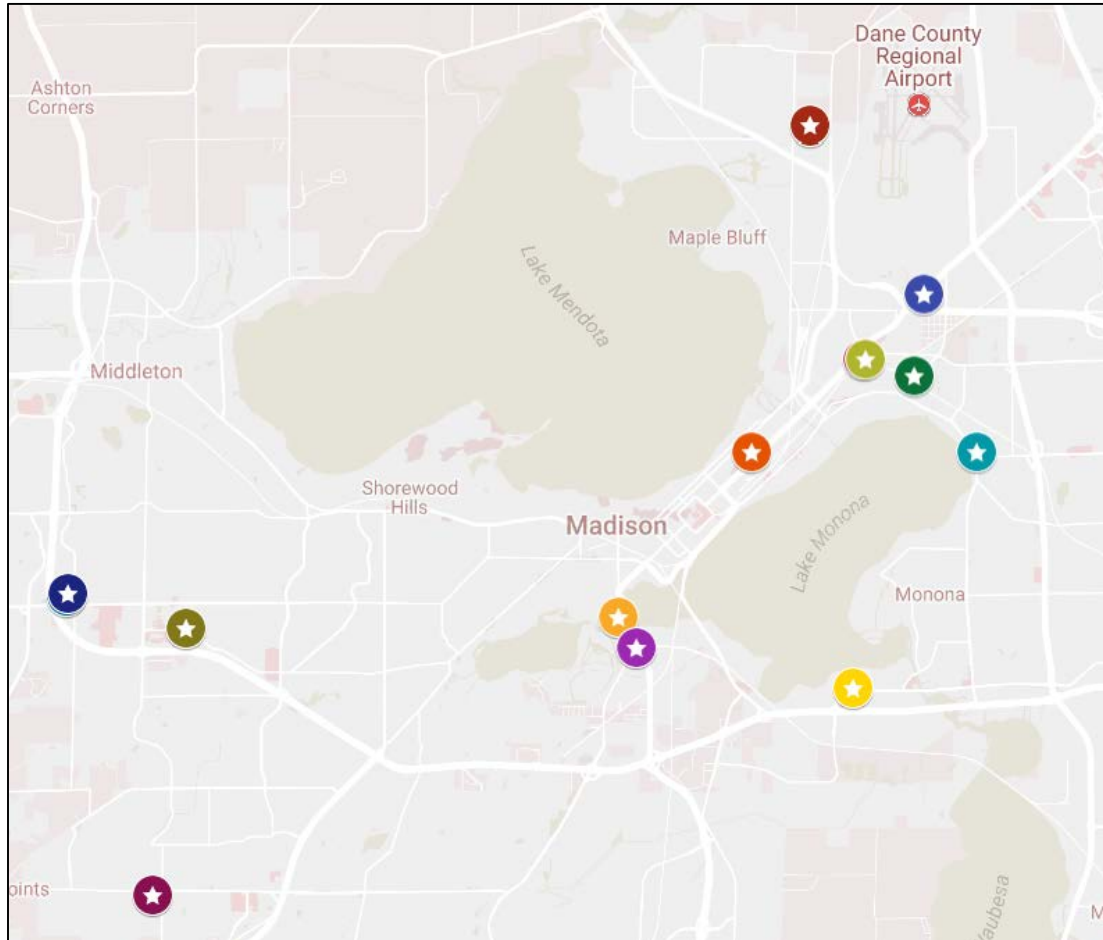
# Progress Toward Meeting Goal of Creating 1,000 Units by 2019: On Target

Commitment Year	Annual City Goal (1,000 Units by 2019)	Affordable Units Proposed (by Applicants)	Affordable Units Completed
2013/2014	200	265	265
2015	200	198	55
2016	200	104	0
2017	200	272	0
<b>TOTAL</b>	<b>800</b>	<b>839</b>	<b>320</b>

# Summary of 2017 Project Commitments

Project Name	Set-Aside	Affordable Units Proposed	Total Units Proposed	AHF Funds Committed	AHF Funds per Affordable Unit
The Grove	Multifamily	95	112	\$3,000,000	\$31,579
Fair Oaks Apartments	Multifamily	68	80	\$1,350,000	\$19,853
Tree Lane Senior Apartments	Multifamily	51	54	\$1,480,000	\$29,020
Park Street Apartments	PSH	58	58	\$2,070,000	\$35,690
<b>TOTAL/AVG.</b>		<b>272</b>	<b>304</b>	<b>\$7,900,000</b>	<b>\$29,044</b>

# Affordable Housing Fund Projects Completed, Underway, or Planned



- Maple Grove Commons
- Carbon at Union Corners
- Tennyson Ridge Apartments
- Mifflin Street Apartments
- 8Twenty Park
- Madison on Broadway
- Union Corners Grand Family
- Normandy Square
- Fair Oaks Apartments
- The Grove Apartments
- Tree Lane Senior Apartments
- Rethke Terrace
- Tree Lane Family Apartments
- Park Street Apartments

# Affordable Housing Completed

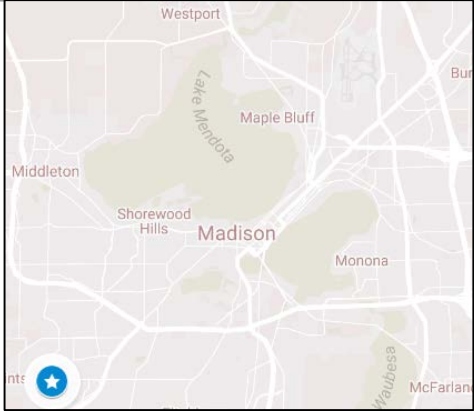
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AS OF FEBRUARY 1, 2018

265 AFFORDABLE UNITS



# Maple Grove Commons



# Maple Grove Commons Unit Mix

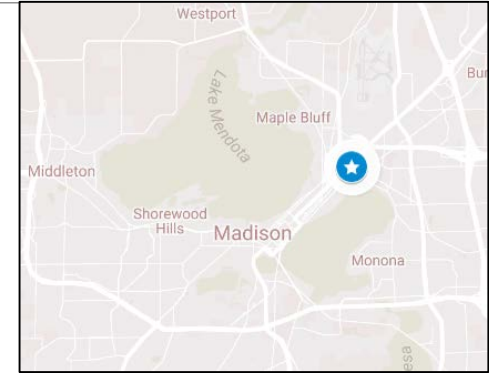
Unit Mix	30% AMI	50% AMI	60% AMI	Market-Rate	TOTAL
1 BR	20	2	4	8	<b>34</b>
2 BR	0	11	18	4	<b>33</b>
3 BR	0	13	0	0	<b>13</b>
<b>TOTAL</b>	<b>20</b>	<b>26</b>	<b>22</b>	<b>12</b>	<b>80</b>



20 Supportive Service Units (25%)

Completed: June 2017

# Carbon at Union Corners





# Carbon at Union Corners Unit Mix

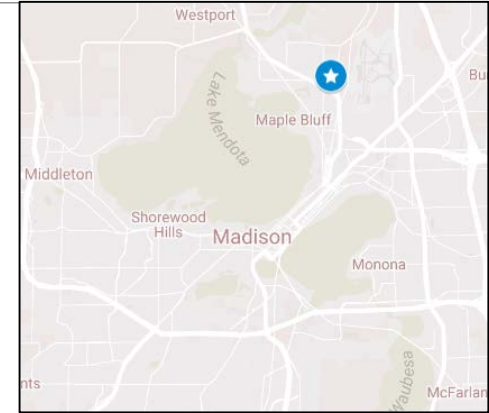
Unit Mix	30% AMI	50% AMI	60% AMI	Market-Rate	TOTAL
1 BR	15	2	0	3	20
2 BR	8	23	15	8	54
3 BR	0	4	9	3	16
<b>TOTAL</b>	<b>23</b>	<b>29</b>	<b>24</b>	<b>14</b>	<b>90</b>



23 Supportive Service Units (26%)

Completed: October 2017

# Tennyson Ridge



# Tennyson Ridge Apartments Unit Mix

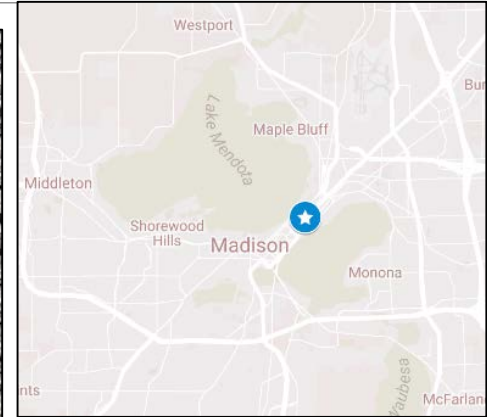
Unit Mix	30% AMI	50% AMI	60% AMI	Market-Rate	TOTAL
1 BR	7	2	6	4	19
2 BR	5	18	4	7	34
3 BR	0	19	0	0	19
<b>TOTAL</b>	<b>12</b>	<b>39</b>	<b>10</b>	<b>11</b>	<b>72</b>



12 Supportive Service Units (17%)

Completed: December 2017

# The Breese



# The Breese Unit Mix

Unit Mix	30% AMI	50% AMI	60% AMI	Market-Rate	TOTAL
Studio	0	0	0	9	9
1 BR	0	13	15	1	29
2 BR	0	12	6	0	18
3 BR	9	0	0	0	9
<b>TOTAL</b>	<b>9</b>	<b>25</b>	<b>21</b>	<b>10</b>	<b>65</b>

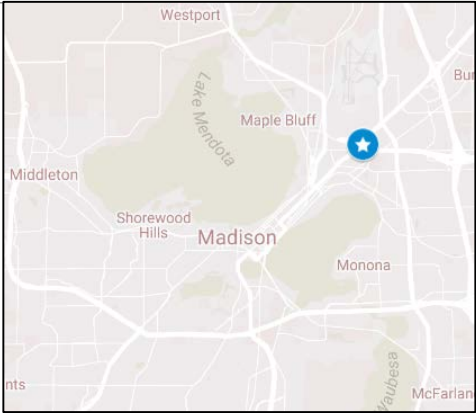


16 Supportive Service Units (25%)

Completed: January 2018



# Rethke Terrace



Source: Heartland Housing, Inc.

# Rethke Terrace Unit Mix

Unit Mix	30% AMI	50% AMI	60% AMI	Market-Rate	TOTAL
Studio	6	26	28	0	60
<b>TOTAL</b>	<b>6</b>	<b>26</b>	<b>28</b>	<b>0</b>	<b>60</b>



60 Supportive Service Units (100%)



Completed: June 2016

# Affordable Housing Fund Pipeline

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AS OF FEBRUARY 1, 2018

247 AFFORDABLE UNITS

# Projects Under Construction

Project	Set-Aside	Estimated Completion	Affordable Units Proposed	Total Units Proposed	AHF Funds Committed	AHF Funds per Affordable Unit
8Twenty Park	Multifamily	April 2018	58	67	\$1,250,000	\$21,552
Madison on Broadway	Multifamily	August 2018	40	48	\$580,000 (+ \$400K HOME)	\$14,500 (\$24,500)
Tree Lane Apartments	PSH	April 2018	45	45	\$1,615,000	\$35,889
<b>TOTAL</b>			<b>143</b>	<b>160</b>	<b>\$3,445,000</b>	<b>\$24,091</b>

# Projects Starting Construction 2018

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Project	Set-Aside	Estimated Completion	Affordable Units Proposed	Total Units Proposed	AHF Funds Committed	AHF Funds per Affordable Unit
Grandfamily at Union Corners	Multifamily	Summer 2019	56	59	\$950,000	\$16,964
Normandy Square	Multifamily	Summer 2019	48	57	\$850,000	\$17,708
<b>TOTAL</b>			<b>104</b>	<b>116</b>	<b>\$1,800,000</b>	<b>\$17,308</b>

# Projects Awaiting LIHTC Awards (Spring 2018)

Project	Set-Aside	Affordable Units Proposed	Total Units Proposed	AHF Funds Committed	AHF Funds per Affordable Unit
The Grove	Multifamily	95	112	\$3,000,000	\$31,579
Fair Oaks Apartments	Multifamily	68	80	\$1,350,000	\$19,853
Tree Lane Senior Apartments	Multifamily	51	54	\$1,480,000	\$29,020
Park Street Apartments	PSH	58	58	\$2,070,000	\$35,690
<b>TOTAL</b>		<b>272</b>	<b>304</b>	<b>\$7,900,000</b>	<b>\$29,044</b>

If awarded, construction beginning Fall 2018-Spring 2019. Completed Fall 2019-Spring 2020.

# 2018 AHF Request for Proposals Timeline

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Spring: Develop RFP



Late Spring: Publish RFP



Early Summer: Proposals Due



Fall: 2018 AHF Fund Awards

# Small Cap TIF Programs

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MANSION HILL AND GREENBUSH

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# Small Cap TIF Programs

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**Funding:** Economic Development Division 2017 Capital Budget

**Purpose:** These revitalization programs were established with the express purpose of making loans to support the acquisition, rehabilitation, and conversion of deteriorated rental housing into renovated owner-occupied housing.



# Program Outcomes

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Mansion Hill TID #32

2017 Budget: \$440,000

Total Allocated: \$440,000

Total Properties: 5 properties

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Program Total: 11 loans totaling \$908,828

Greenbush TID #43

2017 Budget: \$850,000

Total Allocated: \$410,000

Total Properties: 5 properties

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Program Total: 10 loans totaling \$850,000

# Mansion Hill- E Johnson Street

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# Consolidated Annual Performance Report (CAPER) Data

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2017 HOME, CDBG AND HCRI ACTIVITIES 2017



# Objective 1.1 Housing Supply

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Preserve, improve and expand the supply of affordable housing for homeowners and renters.

- ❖ Development Projects
  - ❖ Community Development Authority- Truax Phase II
  - ❖ Porchlight- Lien Rd Permanent Supportive Housing
  - ❖ Common Wealth Development Leland/Raymond
- ❖ Direct Lending Programs
  - ❖ Owner-occupied Rehabilitation Loans

# Community Development Authority- Truax Phase II

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<b>Total CDD HOME Funds:</b>	<b>\$280,000</b>
Total Project Budget:	\$1,520,000
Total Number of Units:	8 one-bedroom units (Permanent Supportive Housing)
Type of Development:	New Construction

# Porchlight- Lien Road Project

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<b>Total CDD CDBG Funds:</b>	<b>\$200,000</b>
Total Project Budget:	\$1,673,504
Total Number of Units:	16 efficiency units (Permanent Supportive Housing)
Type of Development:	New Construction

# Common Wealth- Leland Project

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<b>Total CDD HOME Funds:</b>	<b>\$432,000</b>
Total Project Budget:	\$755,000
Total Number of Units:	7 two-bedroom units
Type of Development:	Acquisition/Rehab



# Common Wealth- Raymond Project

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<b>Total CDD HOME Funds:</b>	<b>\$216,000</b>
Total Project Budget:	\$381,000
Total Number of Units:	4 two-bedroom units
Type of Development:	Acquisition/Rehab

# Direct Lending- Rehab Loans

Program	# of Loans	Dollar Amount	Year
<b>Installment Loan (Levy)</b>	<b>11</b>	<b>\$187,700</b>	<b>2017</b>
Installment Loan (Levy)	8	\$144,800	2016
<b>Deferred Payment(CDBG)</b>	<b>31</b>	<b>\$601,700</b>	<b>2017</b>
Deferred Payment(CDBG)	14	\$212,650	2016
<b>Deferred Payment (Levy)</b>	<b>3</b>	<b>\$63,000</b>	<b>2017</b>
Deferred Payment (Levy)	1	\$19,000	2016

# Before/After Deferred Payment Loan

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# Objective 1.2 Housing Assistance

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Improve housing stability for homebuyers, renters, homeless and special needs populations.

- ❖ Homeownership Assistance
  - ❖ Home Buy the American Dream
  - ❖ Movin' Out Homeownership Assistance
  - ❖ Habitat for Humanity

# Home Buy the American Dream

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Direct lending program offered by City of Madison that provides up to \$10,000 assistance for down payment and closing cost assistance at closing.

Number of Loans	Dollar Amount	Year
40	\$314,000	2017
25	\$235,000	2016

# Movin' Out Homeowner Assistance

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A program offered through Movin' Out for down payment and closing cost assistance. The household must have least one member with a permanent disability. Households are eligible for up to \$30,000 of assistance at the time of purchase.

Number of Loans	Dollar Amount	Year
<b>10</b>	<b>\$300,000</b>	<b>2017</b>
11	\$330,000	2016

# Habitat for Humanity

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Subsidy that is provided to households purchasing recently constructed Habitat for Humanity single family homes to reduce mortgage costs.

Number of Loans	Dollar Amount	Year
<b>3</b>	<b>\$61,200</b>	<b>2017</b>
4	\$61,200	2016

# March CDBG Committee

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- Housing Assistance- Homeless Data
- Housing Assistance- Housing Resources
- Job Creation and Small Business Development
- Review of Executive Summary of CAPER to be submitted to HUD