

# Dane County Affordable Housing Development Fund





# Dane County Affordable Housing Development Fund (AHDF)



- *Established in 2015*
- *Emphasis on new affordable rental housing for the following:*
  - People experiencing homelessness
  - Families (3 bedroom units)
  - Veterans
  - Elderly
  - Persons with arrest & conviction records
  - People with disabilities

## *Preference for projects that:*

- Meet LIHTC criteria
- Commit to permanent affordability
- Developed by nonprofit organizations
- Include supportive services by local providers
- Offer generous tenant screening criteria
- Provide access to jobs, schools, transportation, etc.



# AHDF FUNDING



- Annual funding from Dane County capital budget
- Total annual awards from \$1.75 to \$10 million
- \$10 million available in 2023
- Grants awarded on a competitive basis via County application process
- Funds typically comprise one piece of a larger, more complex funding package (e.g. LIHTC, FHLB, TID/other local, etc.)



# AHDF ANNUAL CYCLE



- Application released: Late Spring or Summer
- County Review Team:
  - Department of Human Services - HAA
  - Controller's Office
  - Office of Equity and Inclusion
  - Planning and Development Department
- Annual awards affirmed by County Board in the Fall, individual agreements routed as they are completed





# AHDF AWARD HISTORY: 2015-2023

Year	Total Awards	Inside Madison	Outside Madison	Total Units	Affordable Units
2015	\$1,677,000	\$1,677,000	0	150	136
2016	\$1,734,000	\$499,000	\$1,235,000	151	138
2017	\$1,317,220	\$867,220	\$450,000	138	124
2018	\$2,742,022	\$2,442,022	\$300,000	368	319
2019	\$6,787,550	\$1,837,550	\$4,950,000	447	414
2020	\$3,163,199	\$154,858	\$3,008,341	252	249
2021	\$6,390,000	\$3,620,000	\$2,770,000	369	325
2022	\$7,030,000	\$3,450,000	\$3,580,000	433	383
2023	\$10,866,801	\$8,926,801	\$1,940,000	500	458
<b>TOTAL</b>	<b>\$41,707,792</b>	<b>\$23,474,451</b>	<b>\$18,233,341</b>	<b>2808</b>	<b>2547</b>
	Percentages	56%	44%	100%	91%





# AFFORDABLE UNIT BREAKDOWN SINCE 2019

	30% CMI	50% CMI	60% CMI	80% CMI
2019	60	206	75	73
2020	31	117	24	77
2021	64	143	93	25
2022	84	180	70	49
2023*	109	189	76	84
<b>TOTAL</b>	<b>348</b>	<b>835</b>	<b>338</b>	<b>308</b>
Percentage	19%	46%	18%	17%

\*Includes 2023 staff review team recommendations pending County Board approval



# AHDF HISTORY



Since the funds inception in 2015 there have been some notable changes:

- 2018
  - Added a preference to projects willing to set-aside units for the community housing priority list
- 2019
  - Expanded list of Flexible Screening Criteria used for earning points in Tenant Selection Criteria
  - Added Tenancy Addendum to scoring to provide tenant protections in awarded projects
- 2020
  - Administration of fund moved to Department of Human Services - Division of Housing Access and Affordability, and staff position created to support fund
- 2021
  - Required applicants to select minimum of 3 flexible tenant screening criteria list to be eligible for funding, points awarded based on additional criteria selected.
- 2022
  - Began effort to coordinate meetings between developers, property managers, and supportive services partners during project lease-up period to support use of units for households on community housing priority list
- 2023
  - Required a minimum of 20% of units be affordable to households at 30% CMI
  - Awarded points based on project's willingness to accept all flexible screening criteria for units targeted to households experiencing homelessness.