

Affordable Housing Fund-TC RFP

Developers Seeking 2023 WHEDA Tax Credits for
Rental Housing Development

City of Madison Community Development Division

June 2, 2022

What Is Madison's Affordable Housing Initiative?

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 & other basic amenities

Affordable Housing Fund-Tax Credit

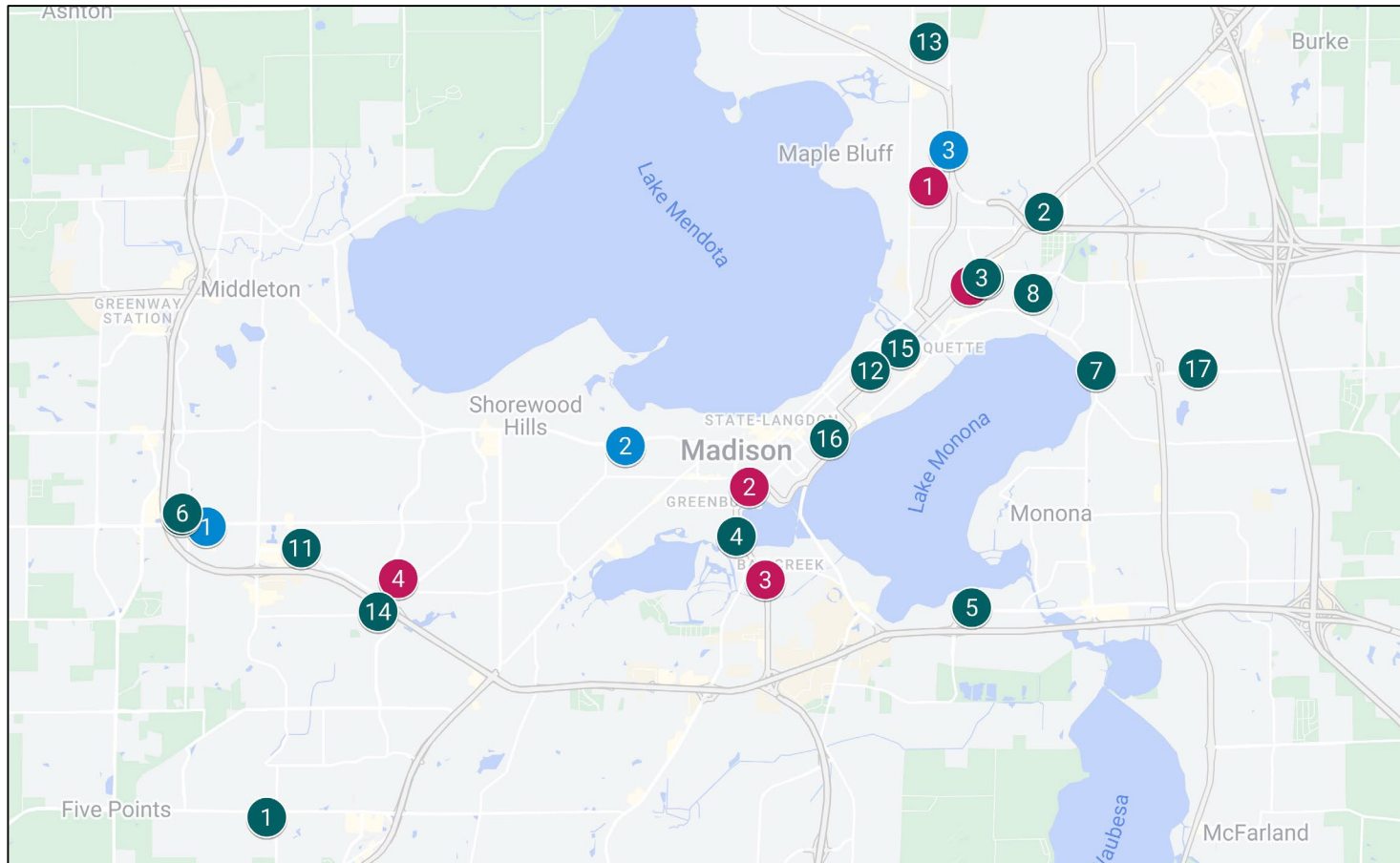
As of June 1, 2022

Status	# of Developments	Total Units	Affordable Units
Completed	17	1278	991
Under Construction	5	496	436
Planned	3	213	171
TOTAL	25	1,987	1,598

Affordable Housing Fund-TC Program has been a SUCCESS!!

- 17 Completed
 - 13 Family + 2 Senior
 - ➔ ~ 20% = **223 Supportive Housing Units @ 30% CMI today!!!**
 - 2 Permanent Supportive Housing Developments (105 units)

Affordable Housing Fund - Tax Credit Projects



Completed:

- 1 Maple Grove Commons
- 2 Rethke Terrace
- 3 Carbon at Union Corners
- 4 8Twenty Park
- 5 The Royal
- 6 Tree Lane Family Apartments
- 7 The Grove Apartments
- 8 Fair Oaks Apartments
- 9 Point Place Apartments
- 10 Generations at Union Corners
- 11 Normandy Square
- 12 The Breeze
- 13 Tennyson Ridge Apartments
- 14 Tailor Place Apartments
- 15 Valor on Washington
- 16 NoVo Apartments
- 17 The Ace Apartments

Underway:

- Under Construction
- 1 The Oscar
 - 2 Bayview Housing
 - 3 Fourteen02 Park
 - 4 University Park Commons
 - 5 Red Caboose Apartments

Planned:

- Planned
- 1 Uno Terrace
 - 2 The Heights
 - 3 Avenue Square

Affordable Housing Fund-Tax Credit RFP

2022 Goals

1. Increase the supply of safe, quality, affordable rental housing, especially units affordable to households with incomes at or below 30% of area median income, that ensure long-term affordability and sustainability.

NEW CONSTRUCTION

2. Preserve existing income- and rent-restricted rental housing to ensure long-term affordability and sustainability.

PRESERVATION

3. Improve the existing rental housing stock through acquisition/rehab to ensure long-term affordability and sustainability.

REHAB

Affordable Housing Fund-Tax Credit RFP

Objectives

- ▶ **Excellent proximity to amenities such as public transit,** employment opportunities, a full-service grocery store, health facilities, schools, parks and other key amenities.
- ▶ Encourage opportunities for residents to **remain in neighborhoods** impacted by current and projected rapid housing cost increases in tandem with the proposed **Metro Transit Network Redesign and Transit Oriented Development Overlay** as **an anti-displacement strategy**.
- ▶ Achieve a **wider dispersion** of affordable rental housing throughout the city and **discourage** development of additional supply of income- and rent-restricted units in areas with already high **concentrations** of assisted housing **without access to frequent transit service**.

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Objectives

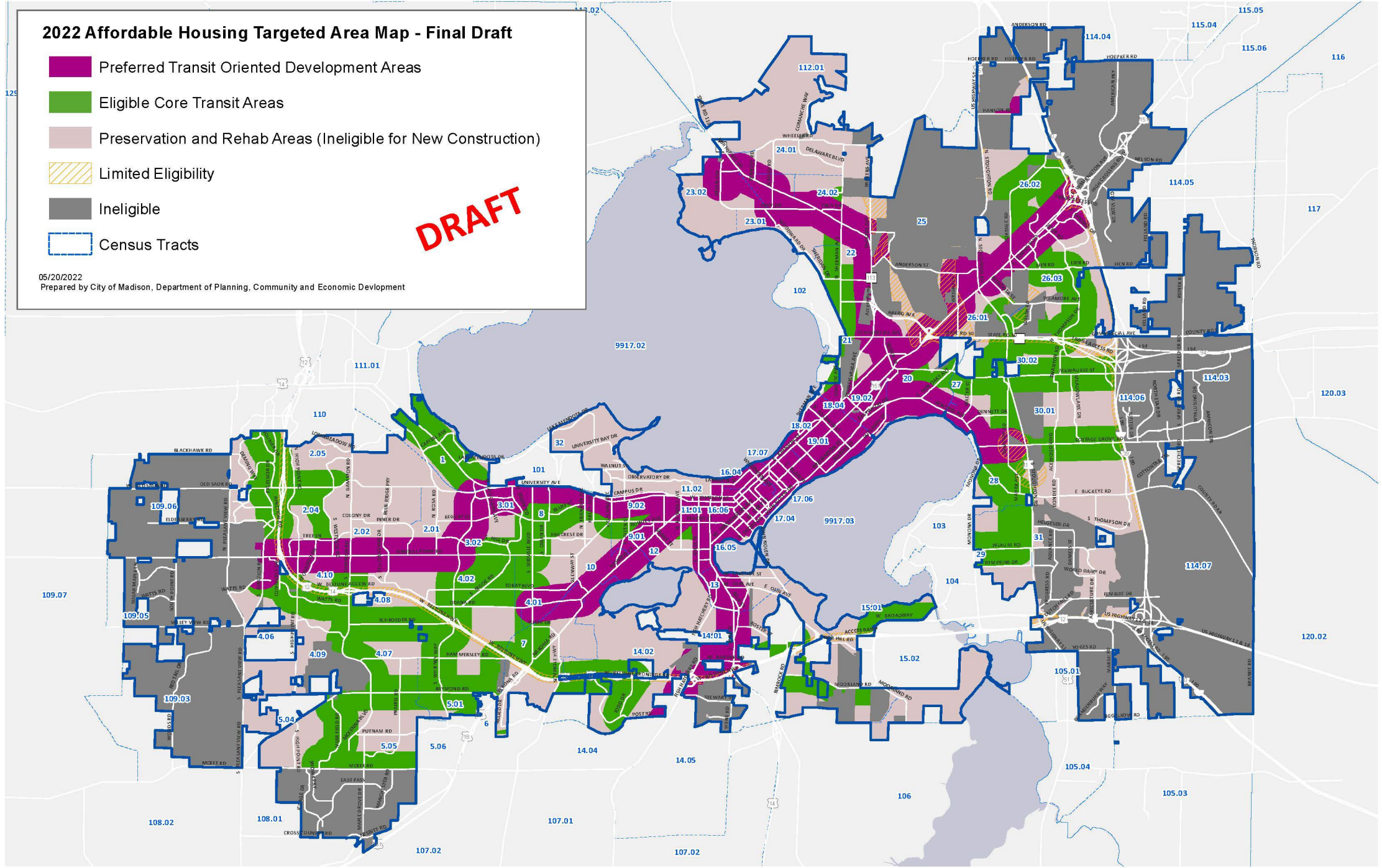
- ▶ Align CDD-assisted development and property management practices with the City's **Racial Equity and Social Justice Initiative (RESJI)** through inclusive development partnerships with **BIPOC developers**, providing opportunities to Associates in Commercial Real Estate (ACRE) students and graduates, and culturally-sensitive property management and marketing practices.
- ▶ Implement the Goals, Strategies and Actions outlined in **Imagine Madison**, the City of Madison's Comprehensive Plan, particularly prioritizing well-sited infill development.
- ▶ Embrace the City's commitment to **energy efficiency, renewable energy and/or sustainable building design** techniques that contribute to the City's goal to achieve 100% renewable energy and zero-net carbon emissions by 2030.

2022 Affordable Housing Targeted Area Map - Final Draft

-  Preferred Transit Oriented Development Areas
-  Eligible Core Transit Areas
-  Preservation and Rehab Areas (Ineligible for New Construction)
-  Limited Eligibility
-  Ineligible
-  Census Tracts

DRAFT

05/20/2022
Prepared by City of Madison, Department of Planning, Community and Economic Development



Affordable Housing Targeted Area Map: 2022 Major Changes

▶ Implement Transit Oriented Development (TOD) Strategy

- ▶ Align **Preferred TOD** & **Eligible Core Transit Areas** with Proposed Metro Transit Network Redesign & Planning's TOD Overlay
- ▶ Allow proposals within 65-70 db airport contours with noise attenuation

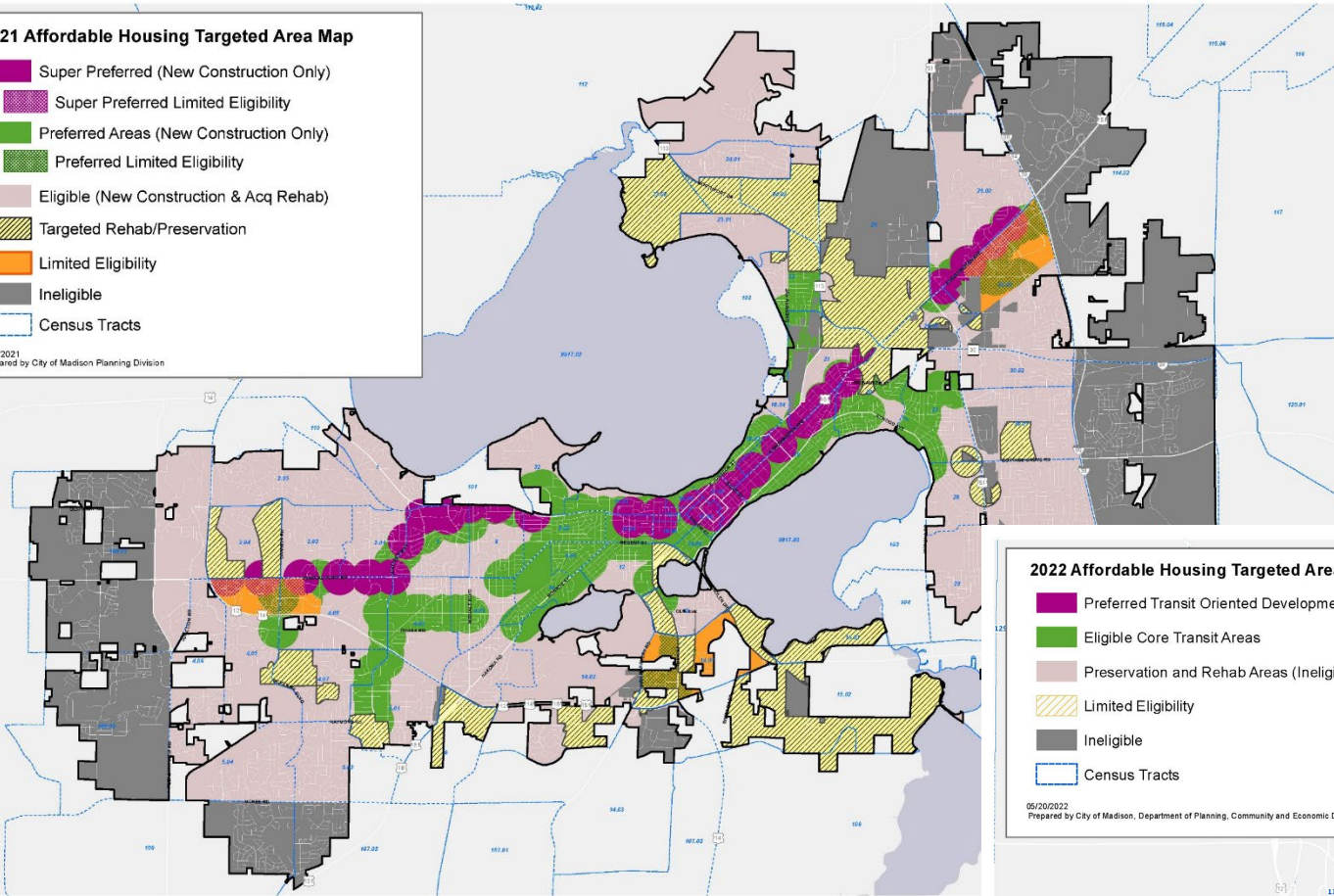
▶ Implement Anti-Displacement Strategy

- ▶ Allow proposals in North & South Madison's Preferred TOD Areas previously designated as ineligible for new construction due to concentration of affordable housing

2021 Affordable Housing Targeted Area Map

- Super Preferred (New Construction Only)
- Super Preferred Limited Eligibility
- Preferred Areas (New Construction Only)
- Preferred Limited Eligibility
- Eligible (New Construction & Acq Rehab)
- Targeted Rehab/Preservation
- Limited Eligibility
- Ineligible
- Census Tracts

5/27/2021
Prepared by City of Madison Planning Division



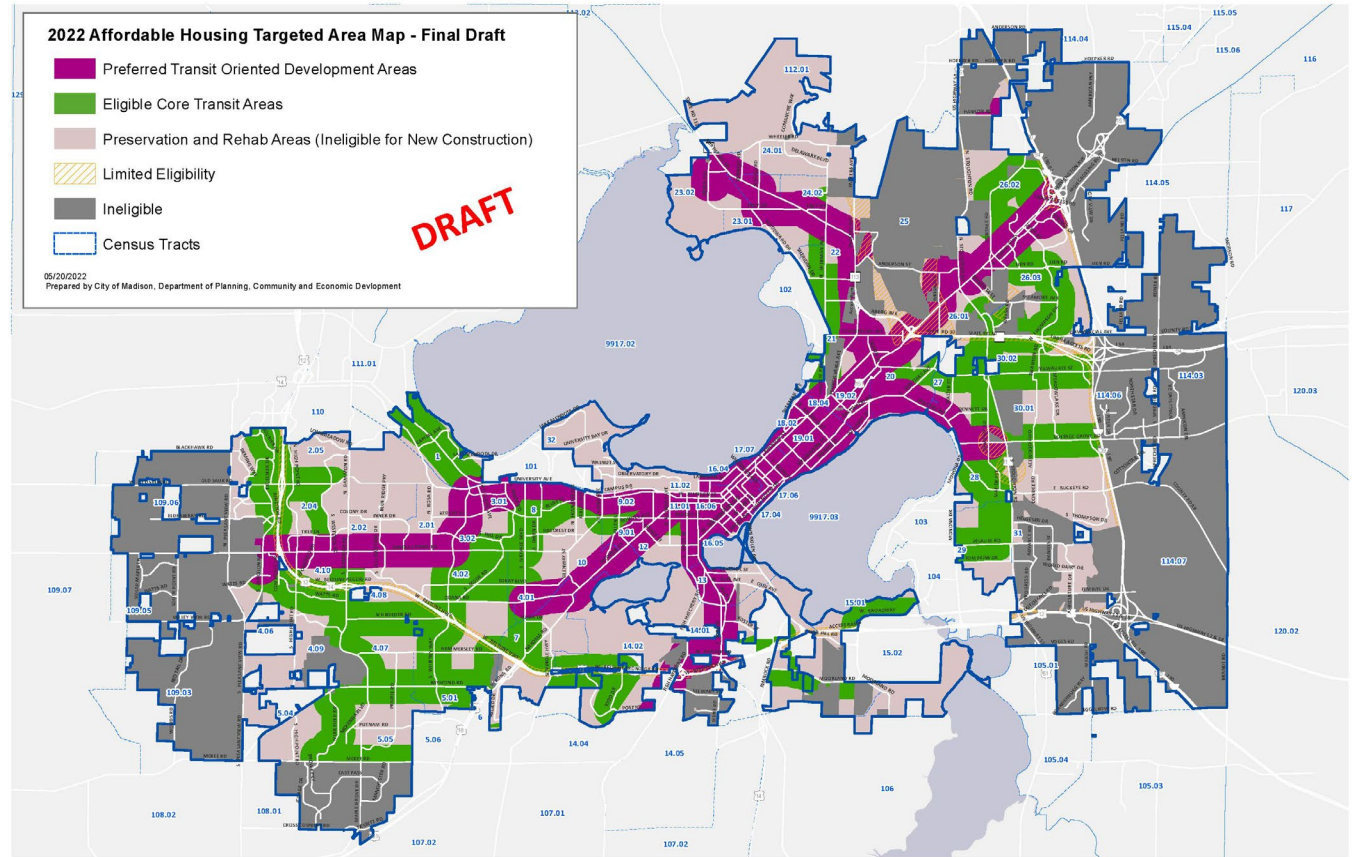
← 2021

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2022 →

AHF-TC 2022 RFP Focus



Metro Redesign Map Update; North & South Madison now Preferred TOD



New opportunity for 4% non-competitive proposals WITH 30% units



Emphasis on Goal of 30% AMI units - the biggest gap



Long-Term Affordability Requirement (40 yrs)



Shared Appreciation Waived w/ Permanent Affordability

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Timeline

Mid-to-Late June - 2022	Release of RFP
Mid-to-Late July 2022	DEADLINE FOR SUBMISSION OF PROPOSALS
~Aug. 22 2022	Applicant Presentations to Staff
Sept. 1, 2022	Applicant Presentations to CDBG Committee
Oct. 13, 2022	CDBG Committee Recommendations
Oct. 17, 2022	Finance Committee Recommendations
Oct. 25, 2022	Common Council Approval
Nov. 2022	Commitment Letter (Notification of Award)
Late 2022 - Mid 2022	Anticipated Start of Construction
Mid 2023-2024	Complete Construction

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Questions, Comments, Feedback....

City of Madison Community Development Division

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