

COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4726

Authorizing the CDA to accept an Affordable Housing Fund loan from the City of Madison in an amount up to \$1,000,000 and authorizing execution of a proposed project agreement with Johnson Controls for energy efficiency improvements at Monona Shores Apartments.

Presented July 9, 2026  
Referred \_\_\_\_\_  
Reported Back \_\_\_\_\_  
Adopted \_\_\_\_\_  
Placed on File \_\_\_\_\_  
Moved By \_\_\_\_\_  
Seconded By \_\_\_\_\_  
Yeas \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_  
Rules Suspended \_\_\_\_\_  
Legistar File Number 93865

RESOLUTION

WHEREAS, the Community Development Authority of the City of Madison (the "CDA") is the owner of a 104-unit affordable housing apartment complex known as Monona Shores Apartments located at 1-11 Wauonona Woods Court in the City of Madison (the "Project"); and

WHEREAS, the CDA completed development of the Project in 1999, and the Project is in its extended-use tax credit period; and

WHEREAS, the CDA may utilize a public cooperative purchasing agreement through Region 10 of Equalis Group for participation in HVACR, indoor air quality, water efficiency, and controls and automation projects, and Johnson Controls is ranked as a lead agency within Region 10; and

WHEREAS, Johnson Controls has completed a no-cost engineering audit and recommends energy efficiency improvements at the Project, including the implementation of new air source heat pump heating and cooling systems, furnaces, heat pump hot water systems, attic insulation in top floor units, and window and sliding door frame sealing in all units; and

WHEREAS, Johnson Controls recommended improvements at the Project are intended to reduce energy and water costs and are subject to Inflation Reduction Act (IRA) rebates; and

WHEREAS, the City of Madison provides financing to preserve and improve existing affordable housing developments through the Affordable Housing Fund administered by the City's Community Development Division (CDD); and

WHEREAS, the CDA has been working closely with CDD to prepare an Affordable housing Funds loan of up to \$1,000,000 with 0% interest and due at time of sale or refinance; and

WHEREAS, the City of Madison Common Council is expected to approve the Affordable Housing Funds loan on September 8, 2026 for Monona Shores energy efficiency improvements.

NOW, THEREFORE, BE IT RESOLVED that the CDA does hereby authorize the Board Chair and the Secretary to accept the Affordable Housing Funds Loan of up to \$1,000,000 from the City of Madison at 0% interest and due at time of sale or refinance for energy efficiency improvements at Monona Shores Apartments **upon Common Council Approval of the loan.**

BE IT FURTHER RESOLVED, that the CDA hereby authorizes CDA Staff to negotiate and execute a proposed project agreement with Johnson Controls not to exceed the amount of \$1,000,000 for energy efficiency improvements at Monona Shores subject to Affordable Housing Fund loan approval and IRA rebate eligibility.

BE IT FINALLY RESOLVED that the Executive Director, Chair, and CDA staff are hereby authorized to sign, accept, and record any and all documents and legal instruments required to complete the transaction(s) contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.