



Department of Planning and Community & Economic Development

## Community Development Division

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Child Care  
Community Resources  
Housing & Community Investments  
Madison Senior Center

# Memo

To: Community Development Block Grant Committee

From: John Vogt, Community Development Specialist

Date: 4/13/2026

Re: Summary of changes to 2026 Affordable Rental Housing Development – Non-Tax Credit RFP

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The Community Development Division (CDD) is preparing to post the 2026 Affordable Rental Housing Development: Non-Tax Credit Developments (ARHD-NTC) Request for Proposals (RFP). This RFP offers financial assistance to proposed projects that align with program goals, mainly to increase the stock of affordable housing in Madison. This RFP is offered every two years, the last time this RFP was offered was under the 2024 – 2025 Housing Forward RFP that occurred in Spring of 2024.

Staff routinely assess changes that could be incorporated into future RFP cycles. This is driven by feedback received from partners and from lessons learned from past cycles. Staff are implementing the following changes into the 2026 ARHD-NTC RFP:

- **Aligning RFP design with the successful tax-credit RFP.** The 2026 ARHD-NTC RFP will use this same design as instituted under the 2025 Affordable Housing Fund – Tax Credit RFP cycle with the aim to make the RFP and its attachments easier to read and follow.
- **Removing License to Hunt opportunities.** The 2026 ARHD-NTC RFP will no longer offer a License to Hunt option. This is due to the difficulty of analyzing an application with too many unknowns and the lack of real estate options makes identifying a specific neighborhood and staying within that original scope difficult.
- **Change of financing terms.** CDD staff have made two changes to the financing terms offered in this RFP:
  - The 2026 ARHD-NTC RFP eliminates the forgivable loan option for acquisition and rehabilitation projects and will instead provide 100% of the funds as a long-term deferred loan payable upon sale, transfer, or change in use of the property.
  - Slight reduction of the amount of funds (developer fees and soft costs) that may be issued as a grant from 25% to 20% to align with other CDD RFPs.

- **New coordination on sustainability.** The 2026 ARHD-NTC RFP institutes new changes to how applicants coordinate on sustainability and resilience. Depending upon the type of project and building, applicants will be required to submit proof that one of the following were conducted by the due date of the Supplemental Application:
  - New Construction – enroll in Focus on Energy’s Income Qualified Housing (IQH) Track – Energy Design Assistance.
  - Rehabilitation of traditional multifamily buildings – obtain an Energy Audit through Focus on Energy.
  - Rehabilitation of non-traditional multifamily buildings (i.e. cooperatives or SRO units) – consult with the City of Madison Office of Sustainability to explore the most appropriate building evaluation and energy efficiency prioritization options.