

# Affordable Housing Fund-TC RFP

Developers Seeking 2021 WHEDA Tax Credits for  
Rental Housing Development

City of Madison Community Development Division

June 4, 2020

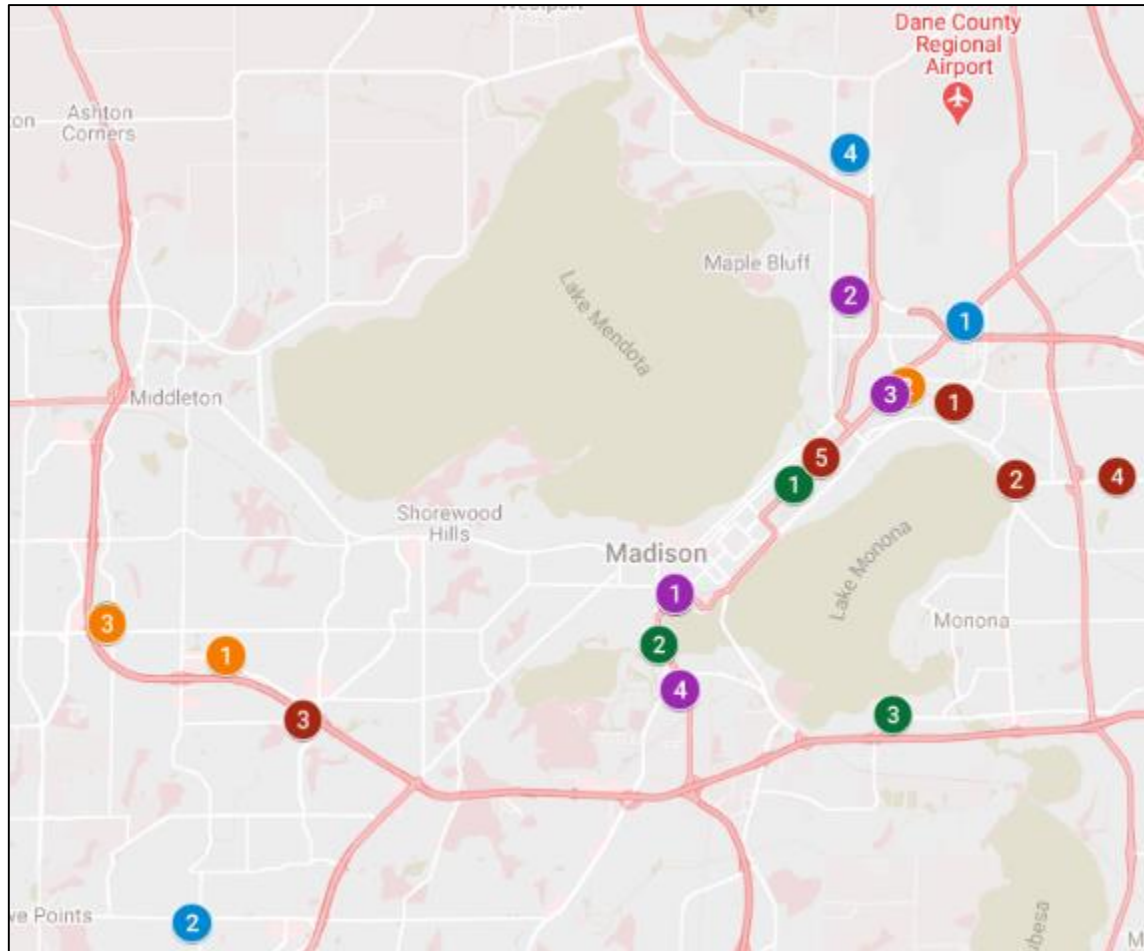
# What Is Madison's Affordable Housing Initiative?

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 Developments



## Completed (Awarded 2014 AHF):

- 1 Rethke Terrace
- 2 Maple Grove Commons
- 3 Carbon at Union Corners
- 4 Tennyson Ridge Apartments

## Completed (Awarded 2015 AHF):

- 1 The Breese
- 2 8Twenty Park
- 3 The Royal
- 4 Tree Lane Apartments

## Completed (Awarded 2016-17 AHF):

- 1 Normandy Square
- 2 Generations at Union Corners
- 3 Point Place Apartments

## Under Construction:

- 1 Fair Oaks Apartments
- 2 The Grove Apartments
- 3 Schroeder Road Apartments
- 4 The Ace Apartments
- 5 Valor on Washington

## Planned:

- 1 Bayview Townhouses
- 2 The Oscar Apartments
- 3 Red Caboose Apartments
- 4 Fourteen02 Park

# Affordable Housing Fund-Tax Credit

As of June 4, 2020

Status	# of Developments	Total Units	Affordable Units
Completed	11	699	618
Under Construction	5	417	353
Planned	5	589	359
<b>TOTAL</b>	<b>21</b>	<b>1,705</b>	<b>1,330</b>

- 11 Completed:
- 9 Multifamily Developments: 7 Family & 2 Senior
- 2 Permanent Supportive Housing Developments

# Affordable Housing Fund Projects Racial Equity Analysis

Demographic Categories	Number of Respondents	% of Total CDD-Assisted Units (N=451)	City of Madison Renter HHs Earning ≤ 50% AMI
White, Non-Hispanic	163	36%	65%
Black/African American, Non-Hispanic	140	31%	13%
Asian	9	2%	10%
American Indian	1	0%	1%
All Other, Non-Hispanic	15	3%	3%
Hispanic, All Races	30	7%	9%
<b>Total Non-White</b>	<b>195</b>	<b>43%</b>	<b>36%</b>
<b>TOTAL</b>	<b>358</b>	<b>79%</b>	<b>100%</b>

# Affordable Housing Fund-Tax Credit RFP

## Goals

- ▶ **Increase the supply** of safe, quality, affordable rental housing that ensures long-term affordability and sustainability.
- ▶ **Preserve existing** income- and rent-restricted rental housing to ensure long-term affordability and sustainability.
- ▶ **Improve the existing rental housing stock** in targeted neighborhoods through acquisition/rehab to ensure long-term affordability and sustainability.

# Affordable Housing Fund-Tax Credit RFP

## Objectives

- ▶ 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 high **concentrations** of assisted housing.
- ▶ Incentivize new development in areas of the city with strong connections with or **proximity to key amenities** such as employment opportunities, public transit, a full-service grocery store, health facilities, schools, parks and other basic amenities.
- ▶ Align CDD-assisted development and property management practices with the City's **Racial Equity and Social Justice Initiative** through inclusive 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.
- ▶ 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.

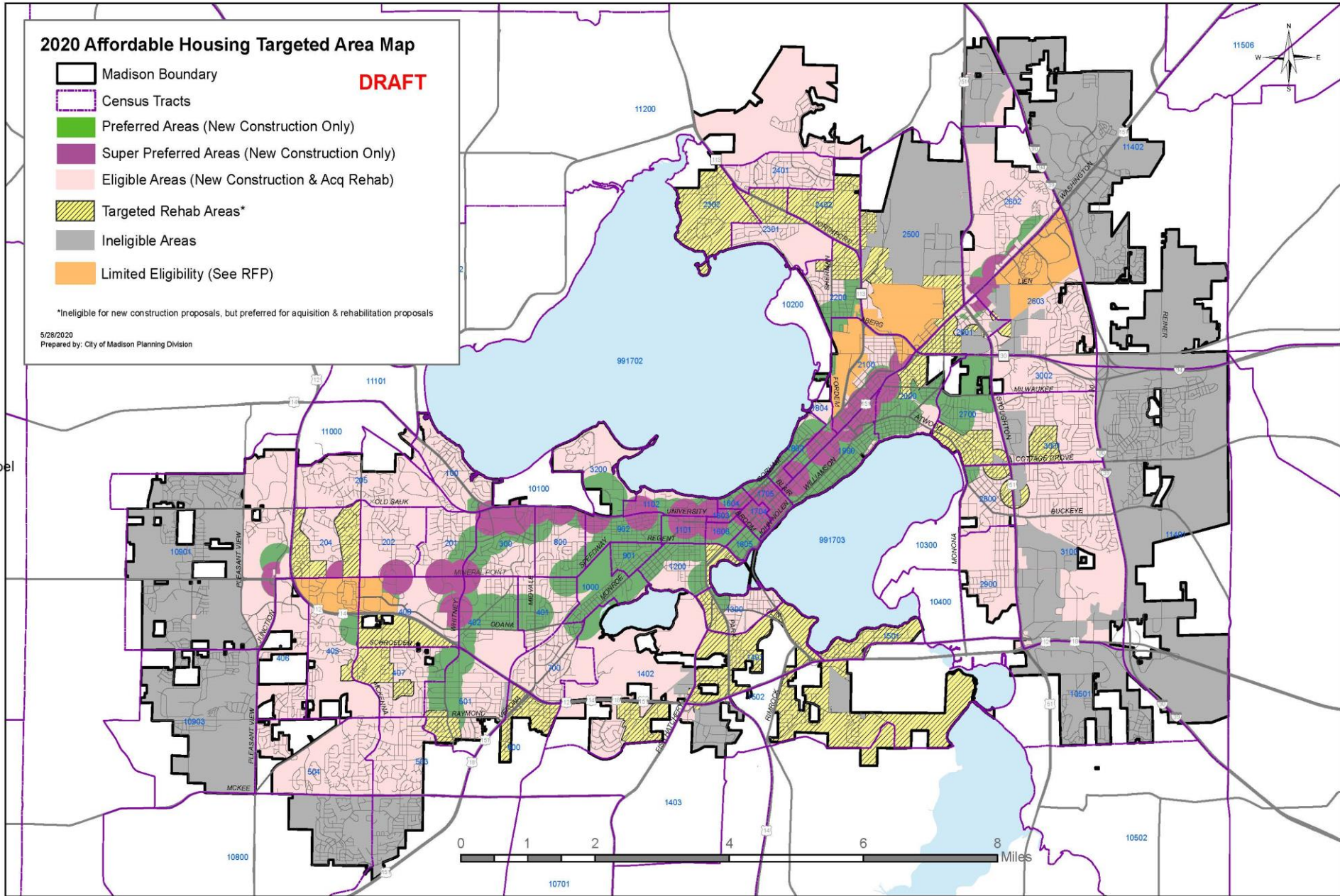
# 2020 Affordable Housing Targeted Area Map

**DRAFT**

- Madison Boundary
- Census Tracts
- Preferred Areas (New Construction Only)
- Super Preferred Areas (New Construction Only)
- Eligible Areas (New Construction & Acq Rehab)
- Targeted Rehab Areas\*
- Ineligible Areas
- Limited Eligibility (See RFP)

\*Ineligible for new construction proposals, but preferred for acquisition & rehabilitation proposals

5/28/2020  
Prepared by: City of Madison Planning Division



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# Affordable Housing Fund-Tax Credit RFP

## Highlights &/or New in 2020

### ▶ **New Requirements**

- ▶ 40 year Period of Affordability
- ▶ Increased percent of <30% CMI units
- ▶ Moved several preferences to threshold requirements

### ▶ **New Preferences**

- ▶ Increased percent of <40% CMI units
- ▶ Increased 3-BR units in non-senior developments

### ▶ **Tenant Selection Plan Best Practices**

- ▶ Added Security Deposit limits

# Affordable Housing Fund-Tax Credit RFP

## Highlights &/or New in 2020

### **Integrated Supportive Housing Units Preference**

- ▶ **Individuals and/or families experiencing homelessness**
- ▶ **Formerly homeless families**
- ▶ **Other Supportive Service Target Populations**
  - ▶ Previously incarcerated individuals re-entering the community
  - ▶ Other target populations that meet an identified community need

# Affordable Housing Fund-Tax Credit RFP

## Highlights &/or New in 2020

### **Energy Efficiency, Renewable Energy & Sustainable Design**

- ▶ **Expanded Requirements**
  - ▶ Focus on Energy - Energy Design Assistance Initial Application
- ▶ **Preferences**
  - ▶ EE: FOE - Energy Design Assistance Implement Recommendations
  - ▶ Renewal Energy: FOE's RE and/or MadiSun Program
  - ▶ Sustainability: AIA - Framework for Design Excellence

# Affordable Housing Fund-Tax Credit RFP

## Timeline

<b>Late June - 2020</b>	<b>Release of RFP</b>
<b>Late July 2020</b>	<b>DEADLINE FOR SUBMISSION OF PROPOSALS</b>
~Aug. 24, 2020	Applicant Presentations to Staff
<b>Sept. 3, 2020</b>	<b>Applicant Presentations to CDBG Committee</b>
<b>Oct. 1, 2020</b>	<b>CDBG Committee Recommendations</b>
Oct. 12, 2020	Finance Committee Recommendations
<b>Oct. 20, 2020</b>	<b>Common Council Approval</b>
Nov. 2020	Commitment Letter (Notification of Award)
Late 2021 - Mid 2022	Anticipated Start of Construction

# Affordable Housing Fund-TC RFP

## Questions, Comments, Feedback...

City of Madison Community Development Division

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