

**City of Madison Community Development Division
Affordable Housing Fund Developments 2013-2017**

Affordable Housing Fund Development Summary

| CDD Award Year | Developer | Project | Total Dev. Cost | CDD Award/Recommendation | LIHTC Reservation | Total Units | Total Affordable Units | 30% Units ¹ | 50% Units | 60% Units | Market Rate Units | # Sup. Service Units ² | Sup. Service Target Group | Supportive Service Provider | Location | 3 BR ¹ | 2 BR | 1 BR | Studio | Construction Status | | | | | | |
|----------------------|---------------------------------|---------------------------|---------------------|--------------------------|-------------------|-------------|------------------------|----------------------------|------------|------------|-------------------|-----------------------------------|---|-----------------------------|--------------------|-------------------|------------|------------|-----------|--|-----|-----|------|-----|----|--|
| 2017 | Stone House | Fair Oaks Apartments | \$17 m | \$1,350,000 | \$8,818,086 | 80 | 68 | 12 (18%) | 23 | 13 | 9 | 15 (19%) | Veterans and Homeless Families | Road Home and DCVSO | Preferred/East | 11 (16%) | 25 | 32 | 12 | Start Nov. 2018; End Nov. 2019 | | | | | | |
| 2017 | MSP Real Estate | The Grove Apartments | \$23 m | \$3,000,000 | \$13,993,579 | 129 | 109 | 26 (24%) | 52 | 31 | 20 | 26 (20%) | Re-Entry Homeless Veterans/ SSVF Families | MUM, CAC, Porchlight | Preferred/East | 18 (17%) | 47 | 64 | 0 | Start Jan. 2019; End March 2020 | | | | | | |
| 2017 SUBTOTAL | | | \$4,350,000 | | | 209 | 177 | 38 | 75 | 44 | 29 | 41 | | | | 29 | 72 | 96 | 12 | | | | | | | |
| | | | | | | | | | | | | | | | | 85% | 18% | 36% | 21% | 14% | 20% | 14% | 34% | 46% | 6% | |
| 2016 | Gorman & Company | GrandFamily Housing | \$12 m | \$950,000 | \$8,108,940 | 59 | 56 | 12 (21%) | 24 | 20 | 3 | 59 (100%) | Grand-Families (56)/ Vets | Lutheran Social Svcs/ DCVSO | Preferred/East | 20 (36%) | 39 | 0 | 0 | Start Feb 2018; End Feb 2019 | | | | | | |
| 2016 | MSP Real Estate | Normandy Square | \$11 m | \$850,000 | \$5,959,870 | 57 | 48 | 12 (25%) | 23 | 13 | 9 | 15 (26%) | re-entry (1-3) homeless fams/ vets (15) | MUM MOM CAC | Eligible/West | 0 | 29 | 28 | 0 | Start Feb 2018; End Feb 2019 | | | | | | |
| 2016 SUBTOTAL | | | \$1,800,000 | \$14,068,810 | 116 | 104 | 24 | 47 | 33 | 12 | 74 | | | | | 20 | 68 | 28 | 0 | | | | | | | |
| | | | | | | | | | | | | | | | | 90% | 21% | 41% | 28% | 10% | 64% | 17% | 59% | 24% | 0% | |
| 2015 | Stone House | Mifflin Street Apartments | \$12 m | \$1,000,000 | \$6,580,500 | 65 | 55 | 9 (16%) | 25 | 21 | 10 | 9 (14%) | homeless families | Road Home | Preferred/Downtown | 9 (16%) | 18 | 29 | 9 | Underway; Comp. Jan. 2018 | | | | | | |
| 2015 | JTKlein & DCHA | 8Twenty Park | \$15 m | \$1,250,000 | \$10,347,170 | 67 | 58 | 10 (17%) | 32 | 16 | 9 | 17 (25%) | homeless, disabled & veterans | CAC & Vet Services | Preferred/South | 11 (19%) | 18 | 38 | 0 | Underway; Comp. Apr. 2018 | | | | | | |
| 2015 | Mirus Partners & Movin Out | Madison on Broadway | \$10 m | \$580,000 | \$5,316,820 | 48 | 40 | 14/6 ³ (35/15%) | 16 | 10 | 8 | 12 (25%) | disabled & veterans | Movin Out | Eligible/Southeast | 12 (30%) | 32 | 4 | 0 | Start Sep 2017; End Aug. 2018 | | | | | | |
| 2015 SUBTOTAL | | | \$2,830,000 | \$22,244,490 | 180 | 153 | 33 | 73 | 47 | 35 | 38 | | | | | 32 | 68 | 71 | 9 | | | | | | | |
| | | | | | | | | | | | | | | | | 85% | 18% | 41% | 26% | 19% | 21% | 18% | 38% | 39% | 5% | |
| 2014 | Oakbrook Corporation | Maple Grove Commons | \$13 m | \$1,000,000 | \$7,631,180 | 80 | 68 | 20 (29%) | 26 | 22 | 12 | 20 (25%) | disabled & veterans | Movin Out | Southwest | 13 (19%) | 33 | 34 | 0 | Completed June 2017 | | | | | | |
| 2014 | Gorman & Company | Carbon at Union Corners | \$17 m | \$1,000,000 | \$8,500,000 | 90 | 76 | 23 (30%) | 29 | 24 | 14 | 20 (22%) | veterans | Lutheran Social Services | East | 14 (18%) | 56 | 18 | 0 | Underway; Comp. Sept. 2017 | | | | | | |
| 2014 | WHDC & Lutheran Social Services | Tennyson Lane | \$10 m | \$1,000,000 | \$7,256,270 | 72 | 61 | 12 (20%) | 39 | 10 | 11 | 12 (17%) | disabled & veterans | Lutheran Social Services | North | 19 (31%) | 34 | 19 | 0 | Underway; Comp. Dec. 2017 1st Phase Complete | | | | | | |
| 2014 SUBTOTAL | | | \$3,000,000 | \$23,387,450 | 242 | 205 | 55 | 94 | 56 | 37 | 52 | | | | | 46 | 123 | 71 | 0 | | | | | | | |
| | | | | | | | | | | | | | | | | 177% | 47% | 81% | 48% | 32% | 21% | 40% | 106% | 61% | 0% | |
| AHF TOTAL | | | \$11,980,000 | \$59,700,750 | 747 | 639 | 150 | 289 | 180 | 113 | 205 | | | | | 127 | 331 | 266 | 21 | | | | | | | |
| | | | | | | | | | | | | | | | | 20% | 39% | 24% | 15% | 27% | 17% | 44% | 36% | 3% | | |

¹ % shown out of affordable units.

² % shown out of total units.

³ Includes 8 Project Based Vouchers restricted to households with incomes at or below 30% CMI.

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Additional CDD Tax Credit Rental Development

| CDD Award Year | Developer | Project | Total Dev. Cost | CDD Award ⁵ | LIHTC Reservation | Total Units | Total Affordable Units | 30% Units ¹ | 50% Units | 60% Units | Market Rate Units | # Support Units | Sup. Service Target Group | Supportive Service Provider | Location | 3 BR ¹ | 2 BR | 1 BR | Studio | Construction Status |
|----------------|--------------------------|--------------------------|-----------------|------------------------|-------------------|-------------|------------------------|------------------------|-----------|-----------|-------------------|-----------------------|---------------------------|-----------------------------|----------|-------------------|------|------|--------|------------------------------|
| 2013* | Stone House & Movin' Out | Pinney Lane Apartments | \$13 m | \$660,000 | \$7,799,450 | 70 | 59 | 18 (31%) | 27 | 16 | 11 | 18 ⁴ (25%) | disabled & veterans | Movin Out | East | 16 (27%) | 29 | 25 | 0 | Completed March 2016 |
| 2017 | CommonBond Communities | Tree Lane Senior Housing | \$11 m | \$1,250,000 | \$6,934,259 | 54 | 51 | 3 (6%) | 26 | 22 | 3 | 15 (28%) | seniors & veterans | CommonBond Communities | West | 0 (0%) | 9 | 45 | 0 | Start Apr 2018; End Apr 2019 |

Permanent Supportive Housing Developments

| | | | | | | | | | | | | | | | | | | | | | |
|---------------------|-------------------|-----------------------------|--------|---------------------|---------------------|-------------|------------|------------|------------|------------|------------|------------|-------------------|---------------------------|------|-----------------------|------------|------------|------------|------------------------------|--|
| 2013 | Heartland Housing | Rethke Terrace Apartments | \$8 m | \$1,450,000 | \$5,400,000 | 60 | 60 | 6 (100%) | 26 | 28 | 0 | 60 (100%) | homeless singles | Heartland Health Outreach | East | 0 (0%) | 0 | 0 | 60 | Completed June 2016 | |
| 2015 | Heartland Housing | Tree Lane Family Apartments | \$12 m | \$1,615,000 | \$7,010,580 | 45 | 45 | 5 (100%) | 25 | 15 | 0 | 45 (100%) | homeless families | Heartland Health Outreach | West | 26 ⁴ (58%) | 19 | 0 | 0 | Underway; Comp. Apr. 2018 | |
| 2017 | Heartland Housing | Park Street Apartments | \$11 m | \$2,070,000 | \$8,700,000 | 58 | 58 | 12 (21%) | 21 | 25 | 0 | 58 (100%) | homeless singles | Heartland Health Outreach | West | 0 (0%) | 0 | 9 | 49 | Start Mar 2018; End Mar 2019 | |
| PSH SUBTOTAL | | | | \$5,135,000 | \$21,110,580 | 163 | 163 | 23 | 72 | 68 | 0 | 163 | | | | 26 | 19 | 9 | 109 | | |
| | | | | | | | | 100% | 14% | 44% | 42% | 0% | 100% | | | | | | | | |
| CDD TOTAL | | | | \$19,025,000 | \$95,545,039 | 1034 | 912 | 194 | 414 | 286 | 127 | 401 | | | | 169 | 388 | 345 | 130 | | |
| | | | | | | | | 26% | 55% | 38% | 17% | 54% | | | | | | | | | |

* Pinney Lane pre-dated AHF and was not officially part of the Affordable Housing Fund program.

⁴ Includes three 4-BR units

⁵ CommonBond Tree Lane Includes \$500,000 of Affordable Housing Trust Fund money