

Dane County Affordable Housing Development Fund 10/20/2025



Dane County Capital Funded Projects

- Affordable Housing Development Fund –Low Income Housing Tax Credit (LIHTC) Projects
- Affordable Housing Development Fund – Non-LIHTC
- Fair Chance Housing Fund
- Farmworker Housing
- Habitat for Humanity of Dane County
- Madison-Area Community Land Trust



Affordable Housing Fund - Non-LIHTC

- ▶ 2025 Budget - \$8 million to expand in investment in broader types of projects that do not use Low Income Housing Tax Credits (LIHTC), unless invested in a project that will be used for the preservation of an expiring LIHTC project.
- ▶ Eligible Types of Projects
 - Acquisition and Rehab of existing multi-family housing
 - New construction of multi-family housing
 - Rehab of existing multi-family housing needing investment to address housing quality, code, and accessibility issues; and make energy improvements.
- ▶ Funded Projects must commit to:
 - 40-year period of affordability
 - Dane County Tenancy Addendum
 - All Fair Tenant Selection Criteria and Denial Process
 - Include a minimum of 4 units affordable for 60% AMI and below.
- ▶ Applications for funding were due in September and are currently being reviewed.



AHDF FUNDING - LIHTC

- Annual funding from Dane County capital budget
- Total annual awards from \$1.75 to \$20 million
- \$20 million available in 2025
- Grants awarded on a competitive basis via County application process
- Funds typically comprise one piece of a larger, more complex funding package (e.g. LIHTC, FHLB, TID/other local, etc.)



Affordable Housing Development Fund - LIHTC

Established in 2015

- ❖ Emphasis has been on creation new affordable rental housing units either through the construction of new units or adaptive reuse of an existing facility. In 2025, the AHDF will prioritize the preservation of projects with expiring tax credits.
- ❖ A minimum of 20% of the proposed units must be reserved for households with incomes at or below 30% of County Median Income (CMI).
- ❖ All projects must agree to incorporate the tenant protections outlined in the county's Tenancy Addendum, and target a minimum of 20% of units for households experiencing homelessness.
- ❖ Beginning in 2025, projects will be required to have a minimum 40 year affordability period, agree to all Fair Tenant Selection Criteria, and fund supportive services at minimum of \$2,000 per targeted unit.

► Form of County Funding & Support

- ❖ Dane County partners with the Dane County Housing Authority to provide funding to projects.
- ❖ County grants the funds to DCHA, and is secured by a three party agreement between Dane County, project owner, and DCHA.
- ❖ DCHA loans funds to the project owner. The term of the loans runs through the affordability term of the projects.



AHDF ANNUAL CYCLE

- Application released: Late Spring or Summer
- County Review Team:
 - Department of Human Services – HAA
 - Controller's Office
 - Office of Equity and Inclusion
 - Planning and Development Department
- Annual awards affirmed by County Board in the Fall, individual agreements routed as they are completed



AHDF AWARD HISTORY: 2015-2024

Year	Total Awards	Inside Madison	Outside Madison	Total Units	Affordable Units
2015-2019	\$14,257,792	\$7,322,792	\$6,935,000	1254	1132
2020	\$3,163,199	\$154,858	\$3,008,341	252	249
2021	\$6,390,000	\$3,620,000	\$2,770,000	369	322
2022	\$4,590,000	1,010,000	3,580,000	313	285
2023	\$7,886,801	\$5,946,801	\$1,940,000	360	329
2024	\$14,431,424	\$7,811,424	\$6,620,000	407	389
2025*	\$25,279,999	\$13,479,999	\$11,800,000	494	494
TOTAL	\$56,099,216	\$31,255,875	\$24,843,341	3198	2922
	Percentages	52%	48%	100%	93%

*Includes 2025 staff review team recommendations pending County Board Approval



AFFORDABLE UNIT BREAKDOWN SINCE 2019

	30% CMI	50% CMI	60% CMI	80% CMI
2019	60	206	75	73
2020	31	117	24	77
2021	64	143	90	25
2022	64	126	42	53
2023	81	136	60	52
2024	96	133	55	105
2025	103	193	0	198
TOTAL	472	1033	414	385
Percentage	20%	45%	18%	17%
County Subsidy per Affordable Units	\$27,610			
County Subsidy per units at 50% or below	\$44,127			



AHDF HISTORY

Since the funds inception in 2015 there have been some notable changes:

❖ 2018 - 2019

- Added a preference to projects willing to target units for the community housing priority list.
- Expanded list of Flexible Screening Criteria used for earning points in Tenant Selection Criteria.
- Added Tenancy Addendum to scoring to provide tenant protections in awarded projects.

❖ 2020

- Administration of fund moved to Department of Human Services – Division of Housing Access and Affordability, and staff position created to support fund.

❖ 2021

- Required applicants to select minimum of 3 flexible tenant screening criteria list to be eligible for funding, points awarded based on additional criteria selected.

❖ 2023

- Required a minimum of 20% of units be affordable to households at 30% CMI.
- Awarded points based on project's willingness to accept all flexible screening criteria for units targeted to households experiencing homelessness.

❖ 2024

- All projects must incorporate the tenant protections outlined in the county's Tenancy Addendum.
- All projects must target a minimum of 10% of projects for households experiencing homelessness.
- All projects must follow prescribed denial process.

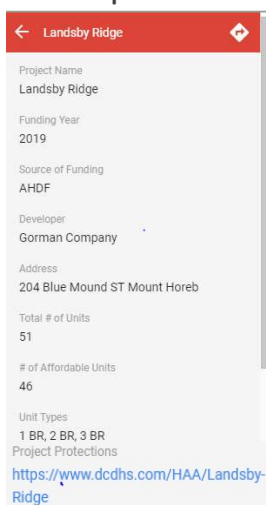
❖ 2025

- All project must follow all Fair Tenant Selection Criteria.
- All projects must target a minimum of 20% of projects for households experiencing homelessness.
- All projects must fund supportive services a minimum of \$2,000 per targeted unit.



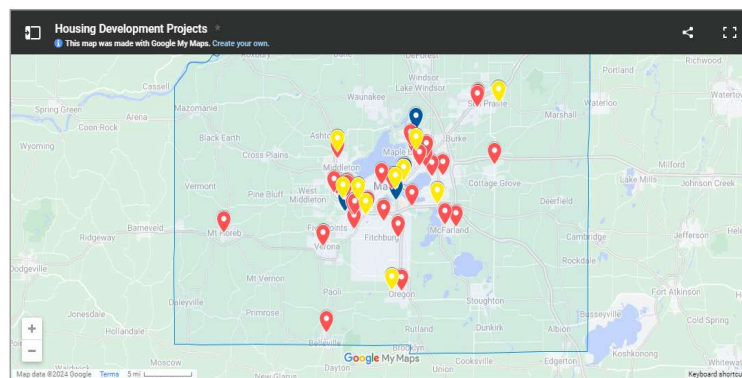
How Can I Find Dane County-Funded Projects?

- ▶ Projects can be found at <https://dcdhs.com/haa/hd>
- ❑ Project details are available by selecting location on the map.



Housing Development

Dane County is committed to creating a variety of housing options throughout our community. Dane County uses local funds as a means to leverage additional resources from project partners to create a variety of housing units.



The map above identifies all multifamily sites Dane County has awarded funding to since 2015. Current housing development projects include the Affordable Housing Development Fund (AHDF), Fair Chance Housing Fund (FCHF), and Farmworker Housing Initiative (preliminary stages).

[Click Here to View Dane County Housing Initiatives Tenant Protections](#)



How do I know what protections apply at a project?

- <https://dcdhs.com/HAA/Protections>

Dane County Housing Initiatives Tenant Protections

Dane County provides funding through its Affordable Housing Development Fund, CDBG/HOME funding, and other budget allocations for the development of affordable housing. Persons residing in and seeking to reside in such housing may have protections in addition to what is provided by Wisconsin Statutes and Administrative Rules through Dane County contracts and/or federal statutes and regulations.

– Chapter 30 of the Dane County Code of Ordinances

Compliance Questions or Concerns

If you have questions or would like to report a concern on a particular project:

Compliance Email: danecountyahdf@danecounty.gov

Compliance Phone: [608-283-1662](tel:608-283-1662)

AHDF & CDBG/HOME Projects

+ [City of Madison Only](#)

+ [Dane County Communities](#)

List will be updated quarterly with projects that have agreements approved by the Dane County Board of Supervisors or fully executed agreements under the Dane County CDBG/HOME program.

Updated April 8th, 2024



Project List

— City of Madison Only		
Property	Address	City
The Ace	4602 Cottage Grove Road	Madison
The Alliance at Meadowood	5802 Raymond Road	Madison
Bayview	601 Bayview	Madison
The Heights	2208 University Avenue	Madison
Oak Ridge at University Park	667 Whitney Way	Madison
The Oscar	1212 Huxley Street	Madison
Park Cedar (f/k/a Fourteen02)	1402 Park Street	Madison
Summit Ridge Apartments	4649 Verona Road	Madison
The Shield	651 East Mifflin Street	Madison
University Park Commons	649 Sand Pearl Lane	Madison
Avenue Square	1802-1814-1818 Packers Avenue	Madison
Uno's Terrace	7601 Mineral Point Road	Madison
The Canyons	680 Grand Canyon Drive, Madison	Madison
University Park Commons II	625 Sand Pearl Lane, Madison	Madison
St John's Redevelopment	322 East Washington Ave, Madison	Madison

Project Profile

Project Name:	The Heights
Project Address:	2208 University Ave, Madison
Year of Funding:	2021
Amount of Funding:	\$1,450,000
Source of Funding:	AHDF
Project Proposal:	The Heights Proposal
Project Contract:	The Heights Contract
Does Project Incorporate the Tenancy Addendum?	Yes (View Here)
Project incorporates the listed Fair Tenant Selection Criteria:	<p>General Screening Process – will not deny applicants based on the following:</p> <ul style="list-style-type: none"> Inability to meet a minimum income requirement if the applicant can demonstrate the ability to comply with the rent obligation based on a rental history of paying at an equivalent rent to income ratio for 24 months Lack of housing history Membership in a class protected by Dane County fair housing ordinances and non-discrimination ordinances in the municipality where the project is located. Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, and water only) obligations. Inability to meet financial obligations other than housing and utilities necessary for housing (gas, electric, water). Owing money to a prior landlord or negative rent payment history if the tenant's housing and utility costs were more than 50% of their monthly income. Owing money to a prior landlord or negative rent or utility payment history if applicant does one of the following: (1) establishes a regular record of repayment of the obligation; 2) signs up for automatic payment of rent to the housing provider; or (3) obtains a representative payee. Wisconsin Circuit Court Access records

