



MADISON AFFORDABLE HOUSING FUND

City County Homeless Issues
Committee
October 16, 2023

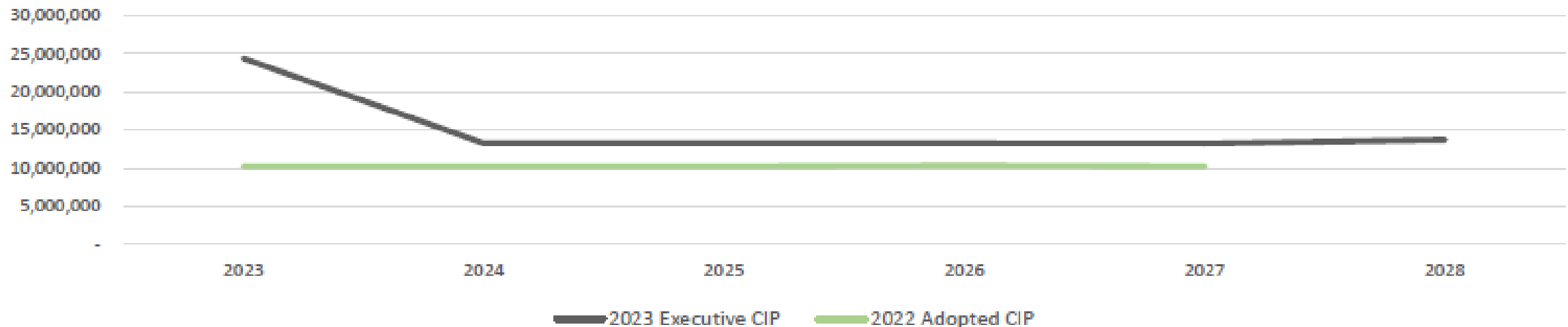
COMMUNITY DEVELOPMENT DIVISION

2023 CAPITAL BUDGET BRIEFING: OVERVIEW

	2023	2024	2025	2026	2027	2028
Affordable Housing-Consumer Lending	3,157,000	3,157,000	3,207,000	3,207,000	3,207,000	3,257,000
Affordable Housing-Development Projects	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,500,000
Permanent Men's Shelter	11,000,000	-	-	-	-	-
Reserve Fund to Maintain Temporary Shelter Facilities	150,000	-	-	-	-	-
Senior Center Building Improvements	47,000	52,000	40,000	98,000	-	-
	\$ 24,354,000	\$ 13,209,000	\$ 13,247,000	\$ 13,305,000	\$ 13,207,000	\$ 13,757,000

Changes from 2022 CIP

2023 Capital Improvement Plan
2023 Executive vs. 2022 Adopted



HOME BUY THE AMERICAN DREAM

Direct lending program offered by City of Madison that provides up to \$35,000 assistance for down payment and closing cost assistance at closing.

Number of Loans	Dollar Amount	Year
20	\$538,424	2022
19	\$324,400	2021
23	\$322,750	2020
68	\$1,235,000	2019
55	\$792,600	2018
40	\$314,000	2017

PROPERTY TAX ASSISTANCE FOR SENIORS

Direct lending program offered by the City of Madison to elderly households (over 65 years old) with low/moderate incomes to assist in paying their real estate taxes on City of Madison primary residence property. These are low interest deferred loans.

Number of Loans	Dollar Amount	Year
25	\$172,487	2022
30	\$178,136	2021
26	\$150,287	2020
20	\$108,700	2019
23	\$166,228	2018
16	\$78,057	2017

MADISON REHABILITATION LOAN PROGRAM

CLOSED MARCH 17, 2020 DUE TO COVID-19, REOPENED PROGRAM SEPTEMBER 16, 2021

Installment Loans	Installment Loans	Deferred Payment Loans	Deferred Payment Loans	Year
10	\$230,565	26	\$568,420	2022
0	\$0	3	\$75,000	2021
1	\$10,000	4	\$88,000	2020
7	\$178,500	33	\$783,700	2019
4	\$76,200	24	\$556,267	2018
11	\$187,700	34	\$664,700	2017
8	\$144,800	15	\$231,650	2016

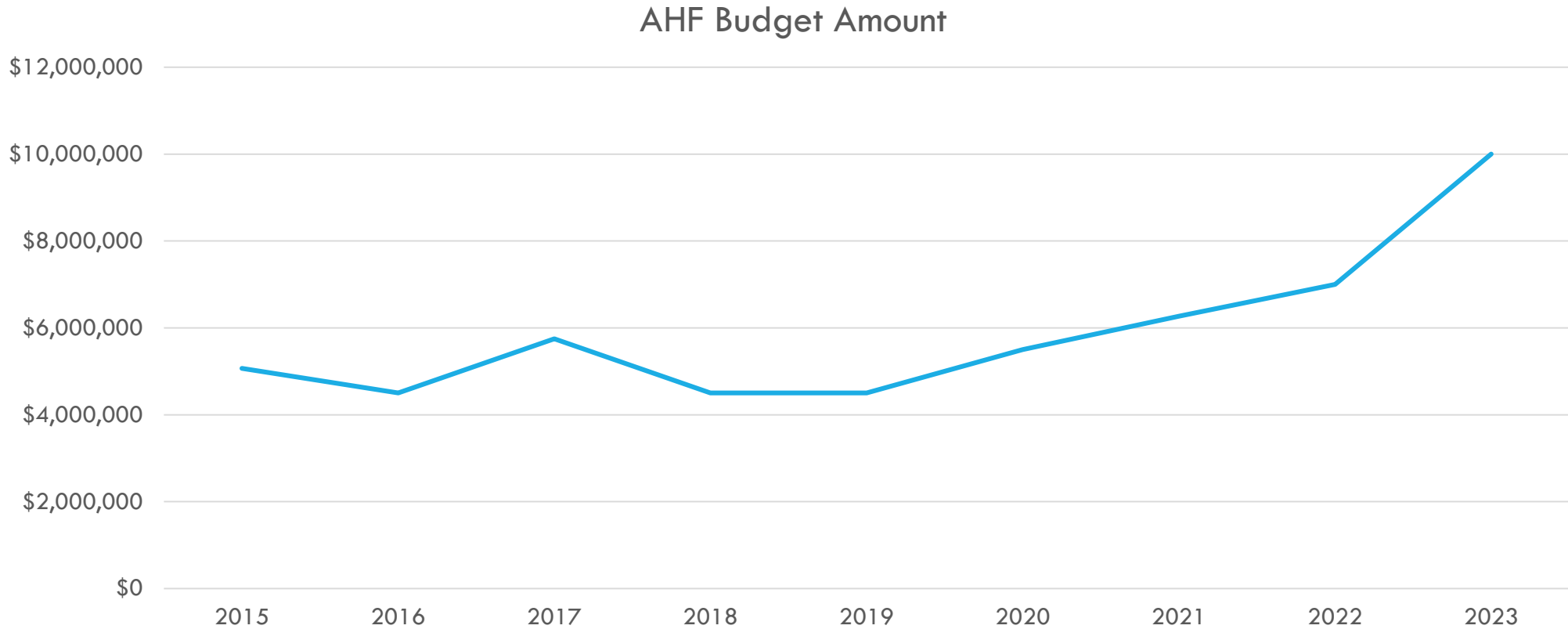
AFFORDABLE HOUSING FUND OBJECTIVE:

Provide decent, safe, sanitary and affordable housing opportunities for low-and moderate-income households in order to enhance household, neighborhood and community stability.

1. Continue funding annual RFP for housing developments seeking WHEDA Low Income Housing Tax Credits (Section 42 developments).
2. Continue funding for City/CDA sponsored housing developments
3. Continue funding for non-tax credit homeownership and rental developments through RFP completed every two years, referred to as Housing Forward RFPs



AFFORDABLE HOUSING FUND BUDGET



AFFORDABLE HOUSING FUND—TAX CREDIT PROJECT STATUS

As of October 1, 2023

	Projects	Total Units	Affordable Units*
Completed	22	1,708	1,316
Under Construction	3	279	252
Planned (LIHTC Awarded)	2	375	271
Proposed	0	0	0
TOTALS	27	2,362	1,839

*Affordable Units are defined as units reserved for households at or below 60% of Dane County Median Income

AFFORDABLE HOUSING FUND–TAX CREDIT RFP

2023 HIGHLIGHTS

Emphasis on Goal of 30% AMI units – the biggest need

Permanent Affordability + Shared Appreciation Waiver

Long-Term Affordability Requirement - Minimum 40 years

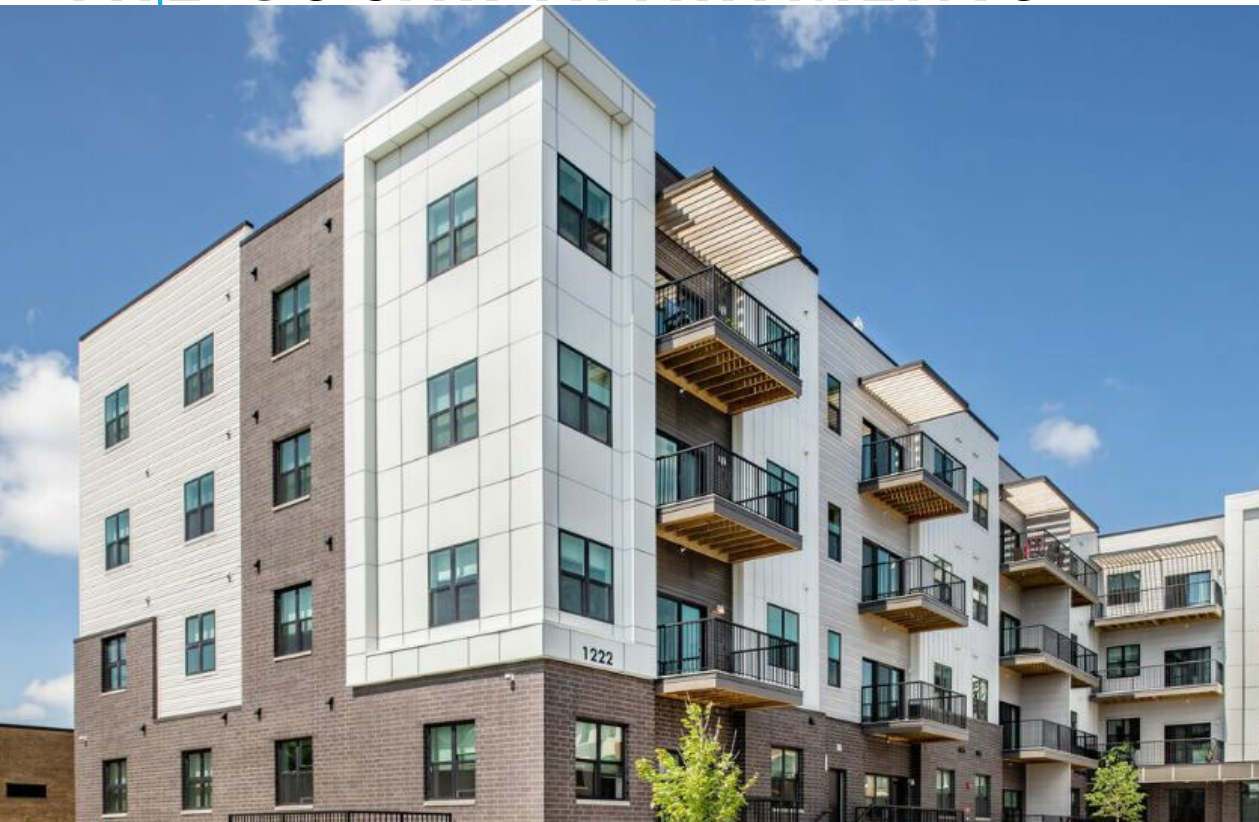
Energy Efficiency, Renewable Energy & Sustainability

Metro Network Redesign/Transit Oriented Development

4% non-competitive opportunity WITH minimum of 5% of units at 30% AMI

New Tenant Selection and Protection Requirements

THE OSCAR APARTMENTS



Source: MSP Development

110 units with 93 affordable units

Affordable Housing Funds \$1,700,000

\$25 million project | Senior & Family Housing

Completed: August 2022



THE ACE APARTMENTS



Source: Movin' Out, Inc.

- 70 units with 59 affordable units
- Affordable Housing Funds \$1,100,000
- \$20 million project | Family Housing
- Completed: November 2021



THE VALOR ON WASHINGTON



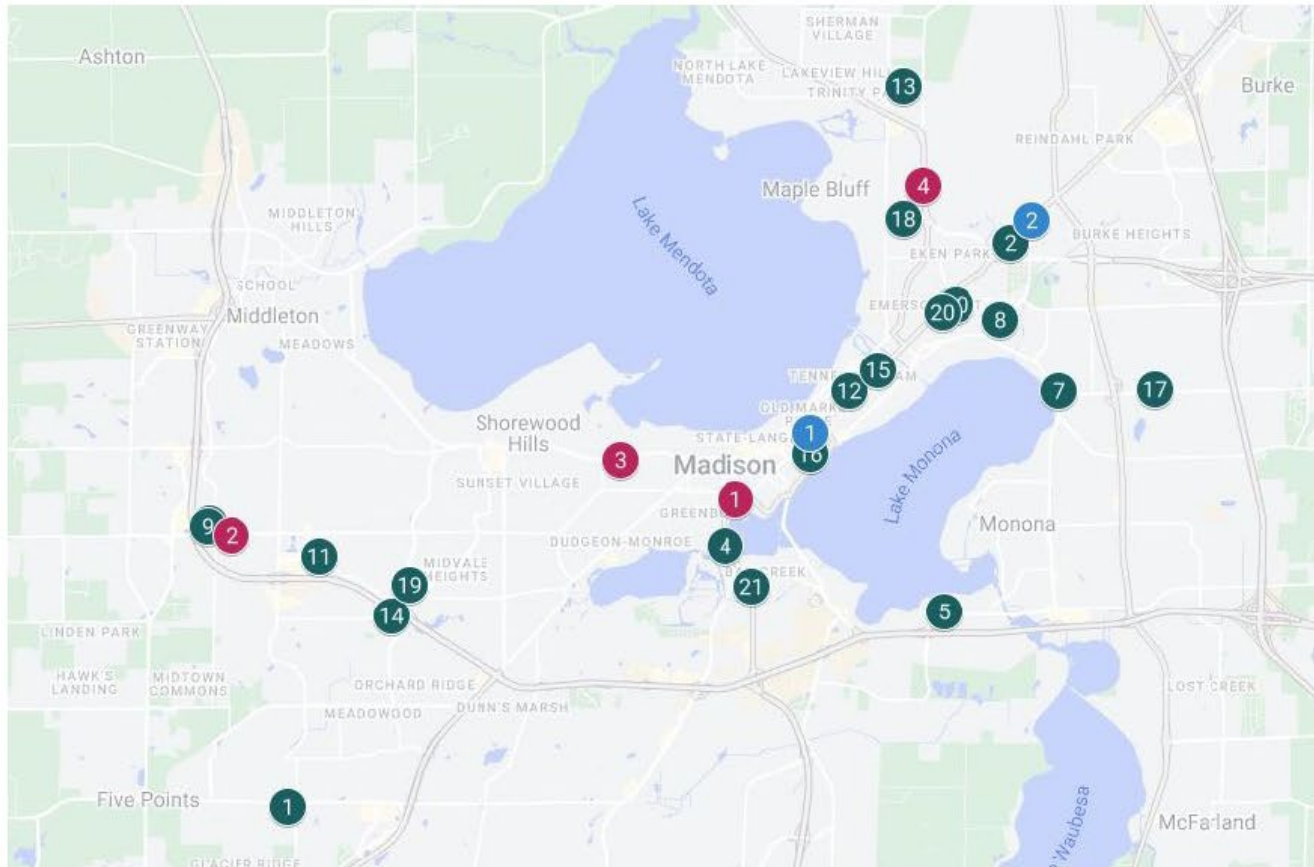
Source: Valor on Washington

- 59 units with 50 affordable units
- Affordable Housing Funds \$950,000
- \$15 million project | Veterans and Families
- Completed: November 2021



Affordable Housing Fund–Tax Credit RFP

Tax Credit Projects



Completed:

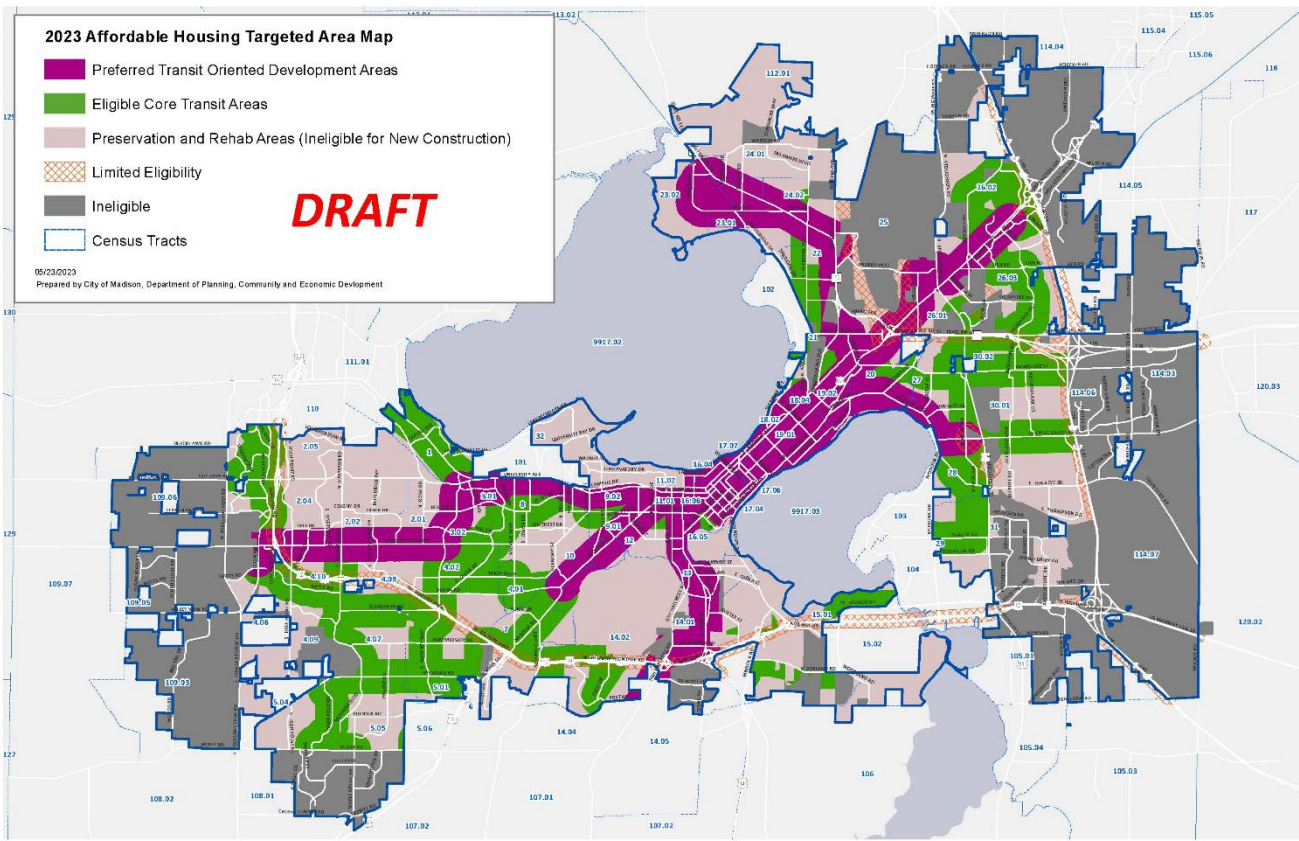
- 1 Maple Grove Commons
- 2 Rethke Terrace
- 3 Carbon at Union Corners
- 4 8Twenty Park
- 5 The Royal
- 6 Tree Lane Family Apts.
- 7 The Grove Apts.
- 8 Fair Oaks Apts.
- 9 Point Place Apts.
- 10 Generations at Union Corners
- 11 Normandy Square
- 12 The Breese
- 13 Tennyson Ridge Apts.
- 14 Tailor Place Apts.
- 15 Valor on Washington
- 16 Novo Apts.
- 17 The Ace Apts.
- 18 The Oscar
- 19 University Park Commons
- 20 The Andre Apts.
- 21 Fourteen02 Park

Underway:

- 1 Bayview Housing
- 2 Uno Terrace
- 3 The Heights
- 4 Avenue Square

Planned:

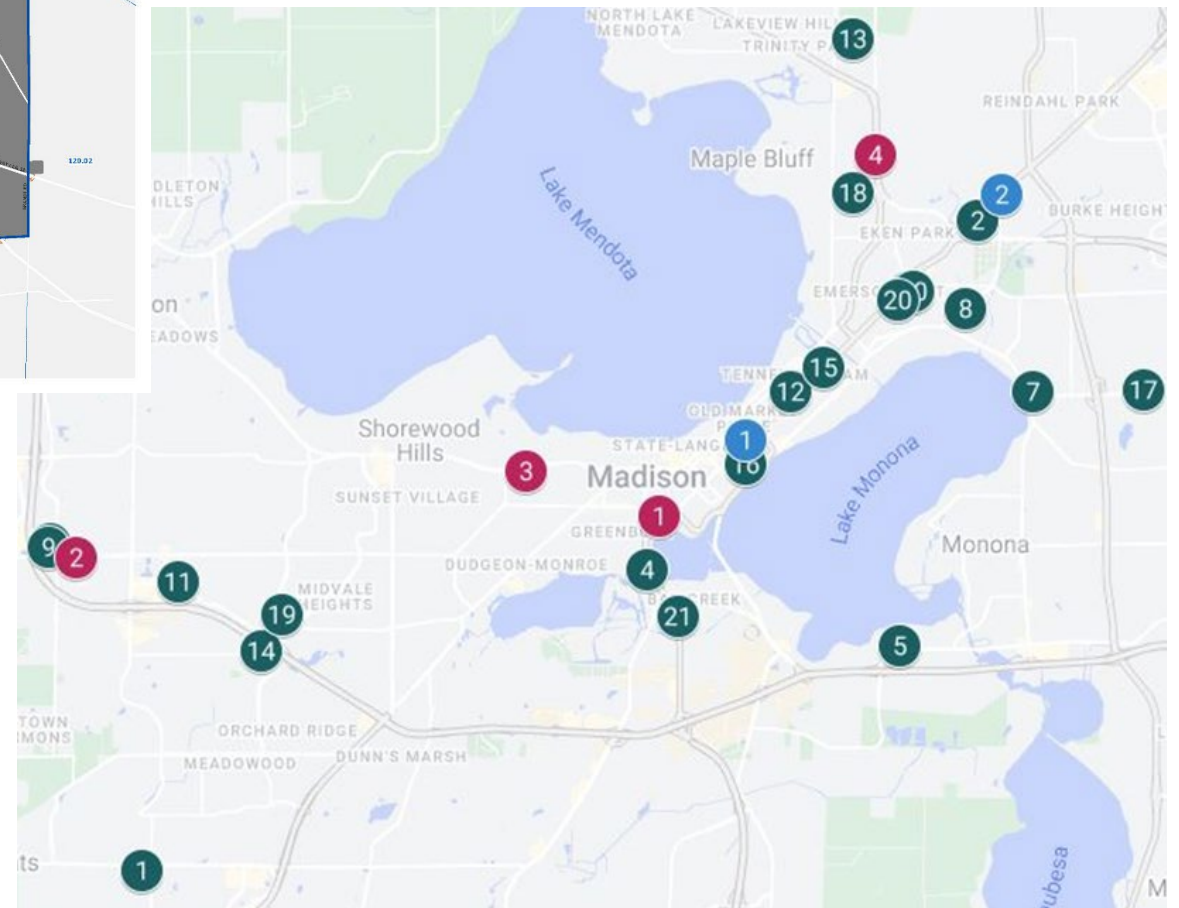
- 1 St. John's Lutheran Church Redevelopment
- 2 Rise – Gardner Bakery Redevelopment



Where Madison wants affordable housing development



Where it's been developed



CITY/CDA SPONSORED AFFORDABLE HOUSING FUNDS

Have focused on scattered site preservation/rehab. Average rehab cost per unit; \$75k.

All units are occupied within days of rehab completion by other residents in the current tenant roll.

- Opens up next units for rehab

In 2023, propose to fund new housing development at Theresa Terrace.

Families are very excited to move into the rehabbed units.

- *Love the A/C for the kids*
- *Love the dishwasher*

KITCHEN

BEFORE



AFTER



BATHROOM

AFTER

BEFORE



LIVING ROOM

BEFORE



AFTER



2022 Housing Forward Homeownership Awards

Development	Services	Education
<p>Permanent Affordability</p> <ul style="list-style-type: none"> • Madison Area Community Land Trust <i>Acquisition-Rehab Permanent Affordability \$150,000</i> • Common Wealth Development <i>Lease Purchase \$450,000</i> 	<ul style="list-style-type: none"> • Habitat for Humanity <i>Down Payment Assistance \$172,000 (HOME)</i> • Movin' Out <i>Down Payment Assistance \$882,350 (HOME)</i> • Project HOME <i>Minor/Major home repairs \$1,050,000 (CDBG)</i> • Madison Area Community Land Trust <i>Maintenance \$143,469 (CDBG)</i> • Habitat for Humanity <i>Maintenance \$30,000 (CDBG)</i> 	<ul style="list-style-type: none"> • Urban League of Greater Madison <i>Homebuyer Education \$50,000</i> • Movin' Out <i>Homebuyer Education \$50,000</i>
<p>City Owned Lots</p> <ul style="list-style-type: none"> • MACLT/Wisconsin Partnership for Housing Development <i>Mosaic Ridge Development Single Family \$300,000</i> • MACLT/Kaba Baal LLC <i>Owl Creek Duplexs (4 units) \$600,000</i> 		

HOUSING SUPPLY: OWNER OCCUPIED DEVELOPMENT 2020-2023

Agency	Property	Status
Madison Area Community Land Trust	3138 Hermina Street	Sold- February 2022
Madison Area Community Land Trust	1913 Northwestern Ave	Sold- November 2022
Madison Area Community Land Trust	230 N Marquette	Sold – September 2023
Madison Area Community Land Trust in partnership with Kaba Baal LLC.	5165-73 Great Gray Drive	New construction, in progress - design
Madison Area Community Land Trust in partnership with the Wisconsin Partnership for Housing Development	2407 Dunn’s Marsh Terrace	New construction, in progress - bidding
Common Wealth Development	1126 E Mifflin	Rehab completed – August 2023
Common Wealth Development	1130 E Mifflin	Rehab completed – October 2023
Habitat for Humanity of Dane County	4210 Owl Creek Drive / 5141 Horned Owl Drive	New Construction, in progress
Habitat for Humanity of Dane County	5166-72 Great Gray Drive	New Construction, in progress