



Affordable Housing Fund-TC RFP

Developers Seeking 2025 WHEDA Tax Credits for Rental Housing Development

City of Madison Community Development Division

June 6, 2024

2024 Affordable Housing Fund-Tax Credits RFP



[DRAFT AHF-TC RFP LINK](#)

REQUEST FOR PROPOSALS

RFP # 13059-2024

**Affordable Housing Fund:
Rental Housing Development Proposals
Seeking 2025 WHEDA Tax Credits
(AHF-TC)**

Release Date: July XX, 2024

Due Date: 12:00 p.m., NOON
Tuesday, August XX, 2024

Affordable Housing Fund–Tax Credit RFP

2024 Goals

Same as
2023

1. **Increase the supply** of safe, quality, affordable rental housing, especially units **affordable to households with incomes at or below 30% of area median income**, that ensure long-term affordability and sustainability.

NEW CONSTRUCTION

2. **Preserve existing** income- and rent-restricted rental housing to ensure long-term affordability and sustainability.

PRESERVATION

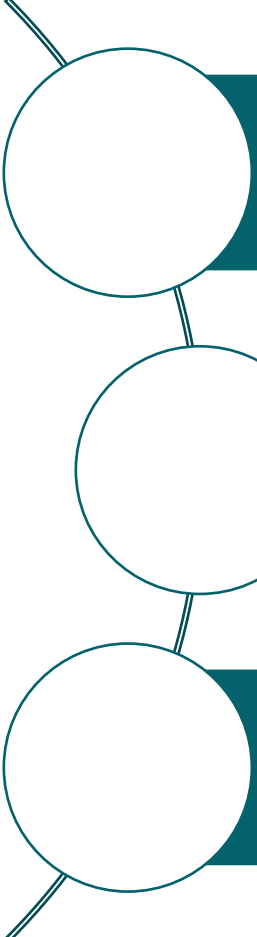
3. **Improve the existing rental housing stock** through acquisition/rehab to ensure long-term affordability and sustainability.

REHAB

Affordable Housing Fund–Tax Credit RFP

Objectives

Same as
2023



Implement the Goals, Strategies and Actions outlined in **Imagine Madison**, the City of Madison's Comprehensive Plan, particularly prioritizing well-sited infill development.

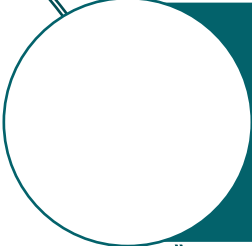
Excellent **proximity to amenities such as public transit**, employment opportunities, a full-service grocery store, health facilities, schools, parks, and other key amenities.

Create opportunities for residents to **remain in neighborhoods** impacted by current and potential rapid housing cost increases

Affordable Housing Fund–Tax Credit RFP

Objectives


Same as
2023



Achieve a **wider dispersion** of affordable rental housing throughout the city; discourage **high concentrations** of new assisted housing *without* access to **frequent transit**



Align with the City's **Racial Equity & Social Justice Initiative (RESJI)** through inclusive development partnerships with **BIPOC developers**, and providing opportunities to ACRE students and graduates



Embrace the City's commitment to **energy efficiency, renewable energy & sustainable building design** techniques that contribute to the City's goal to achieve 100% renewable energy and zero-net carbon emissions by 2050 community wide

Affordable Housing Fund–Tax Credit RFP 2024 Highlights

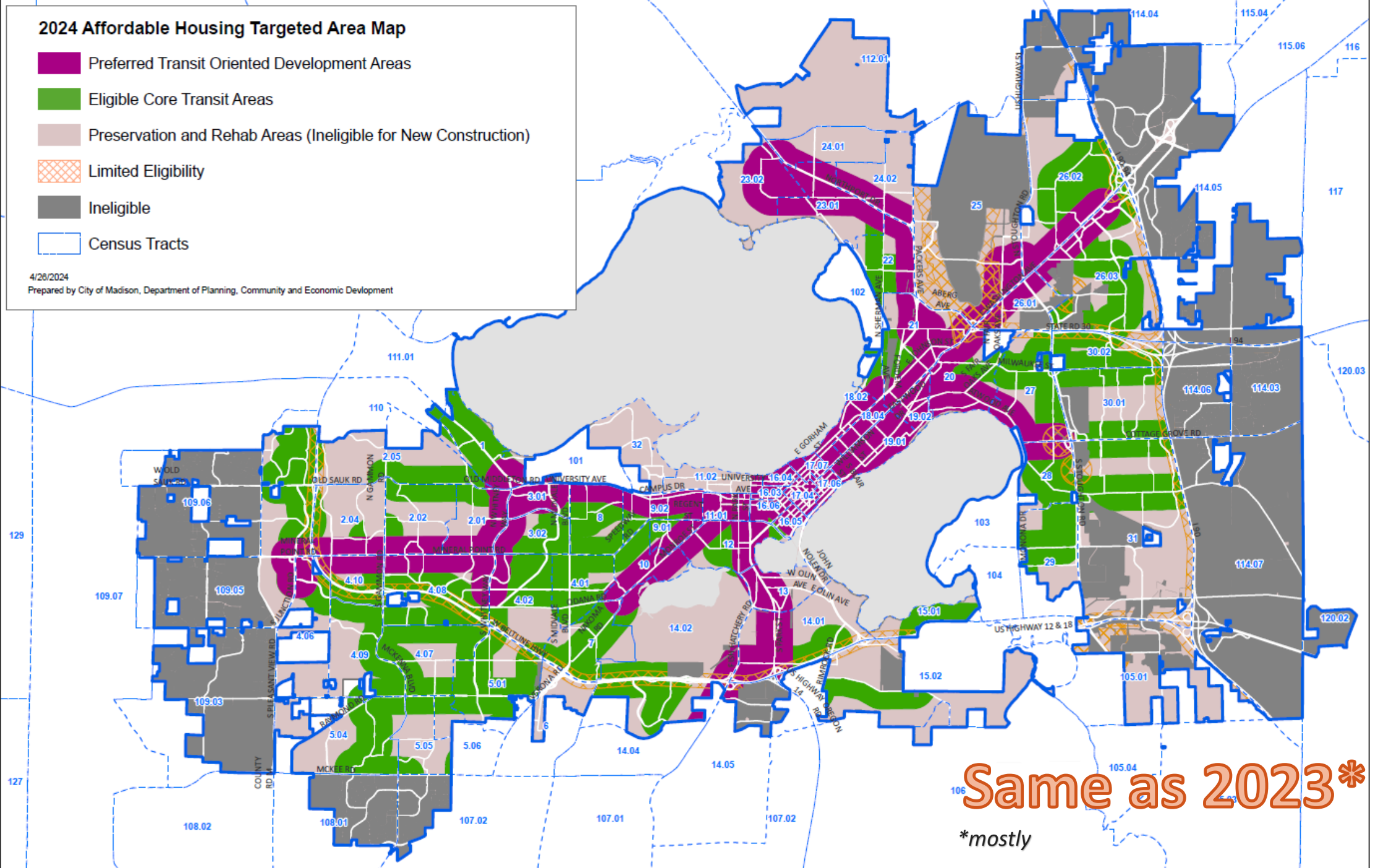
Same as
2023

- Emphasis on Goal of 30% AMI units – the biggest need
- Permanent Affordability + Shared Appreciation Waiver
- Long-Term Affordability Requirement - Minimum 40 years
- Tenant Selection Standards to Lower Barriers to Access
- Energy Efficiency, Renewable Energy & Sustainability
- Map with Preferred Transit Oriented Development (TOD) Areas
- 4% non-competitive opportunity WITH minimum of 20% 5% of units at 30% AMI

2024 Affordable Housing Targeted Area Map

- Preferred Transit Oriented Development Areas
- Eligible Core Transit Areas
- Preservation and Rehab Areas (Ineligible for New Construction)
- Limited Eligibility
- Ineligible
- Census Tracts

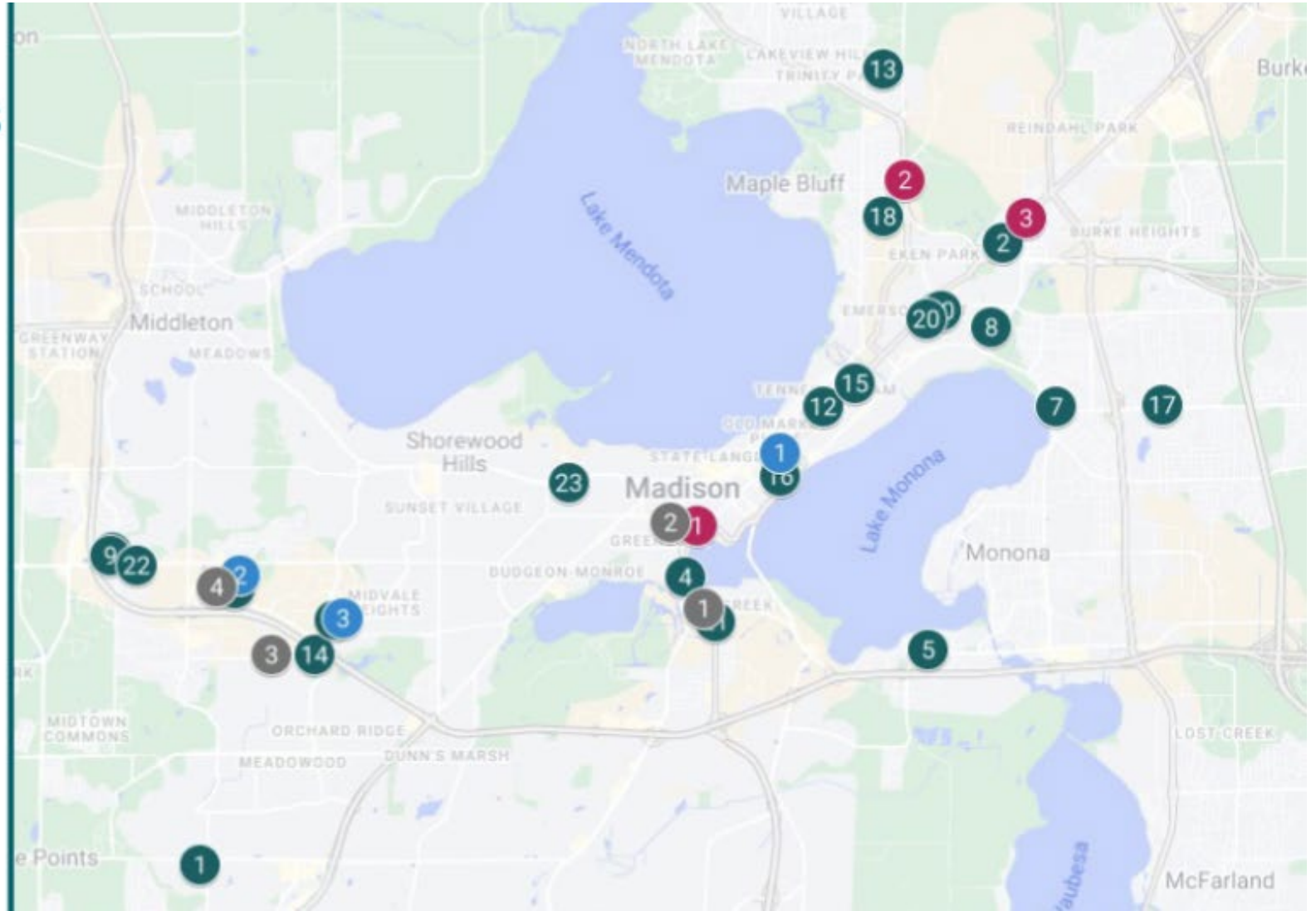
4/26/2024
Prepared by City of Madison, Department of Planning, Community and Economic Development



Same as 2023*
*mostly

AHF-Tax Credit Projects

- Completed
- Under Construction
- Planned – Awarded Tax Credits
- Proposed – Awaiting Tax Credits

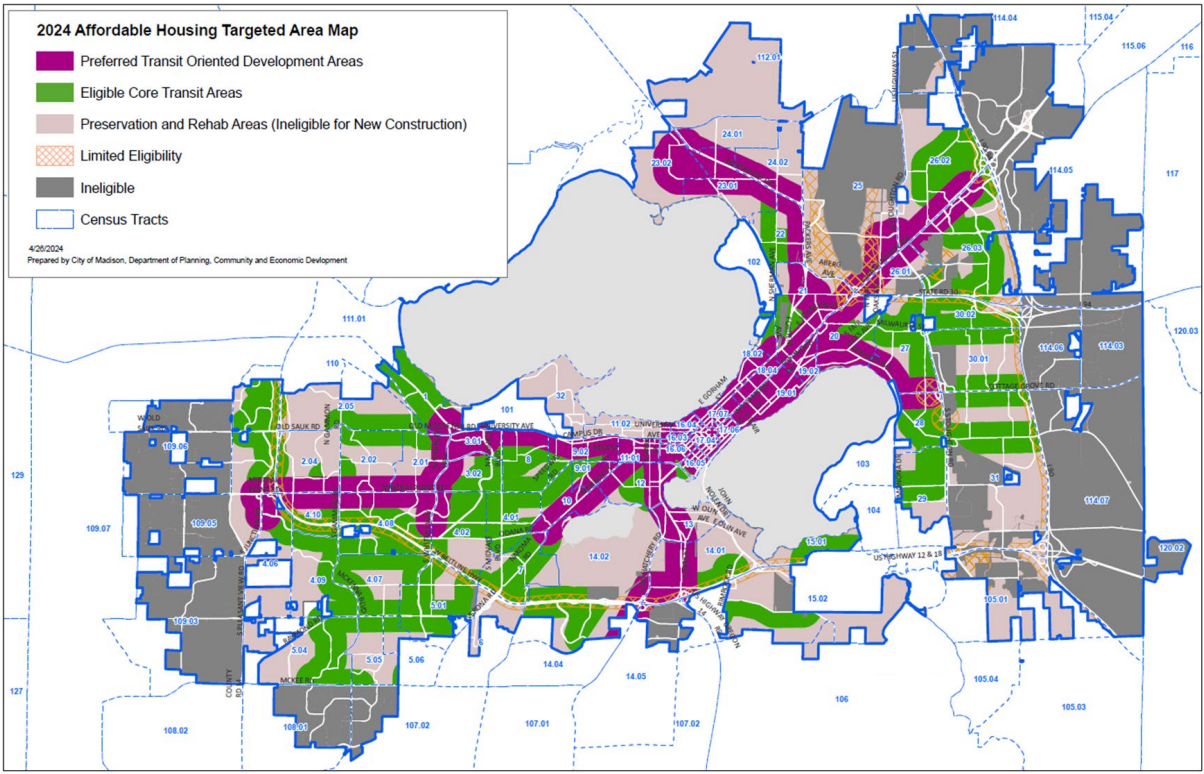


Affordable Housing Fund Development Summary

CDD Award Year	Developer	Project/ Proj. Mgr.	Total Dev. Cost (Approx)	CDD Award/ Recommendation ¹	HTC Equity Value (Approx)	Total Units	Total Affordable Units
2023 COMMITMENTS							
2023	Neighborhood House Community Center & Alexander Co.	Neighborhood House Apartments 29 S Mills St	\$28,819,427	\$1,985,000	\$17,677,482	60	51
2023	Horizon Dev Group, Inc. & JW Realty Investments	Ellis Potter Apartments 1 Ellis Potter Ct	\$20,463,883	\$1,900,000	\$12,178,782	65	55
2023	JT Klein, DA Development & Lutheran Social Services	University Park Commons II 625 Sand Pearl Lane	\$22,700,000	\$2,120,000	\$11,758,824	68	55
2023	MSP Real Estate, Inc.	Yellowstone Apartments 426 S Yellowstone Drive	\$13,001,548	\$2,040,000	\$12,458,754	65	54
2023	Northpointe Development & Sellassie Development	Merchant Place Apartments 6706-6714 Odana Road	\$43,059,887	\$3,250,000	\$21,755,869	124	90
2023	Eminent Development Corp.	Park Lofts 1202 S Park Street	\$17,284,109	\$2,000,000	\$11,480,000	44	44
2023 SUBTOTAL			\$145,328,854	\$13,295,000	\$87,309,711	426	349

**WHEDA
Awarded
4 CDD + 1 CDA
Projects
May 2024

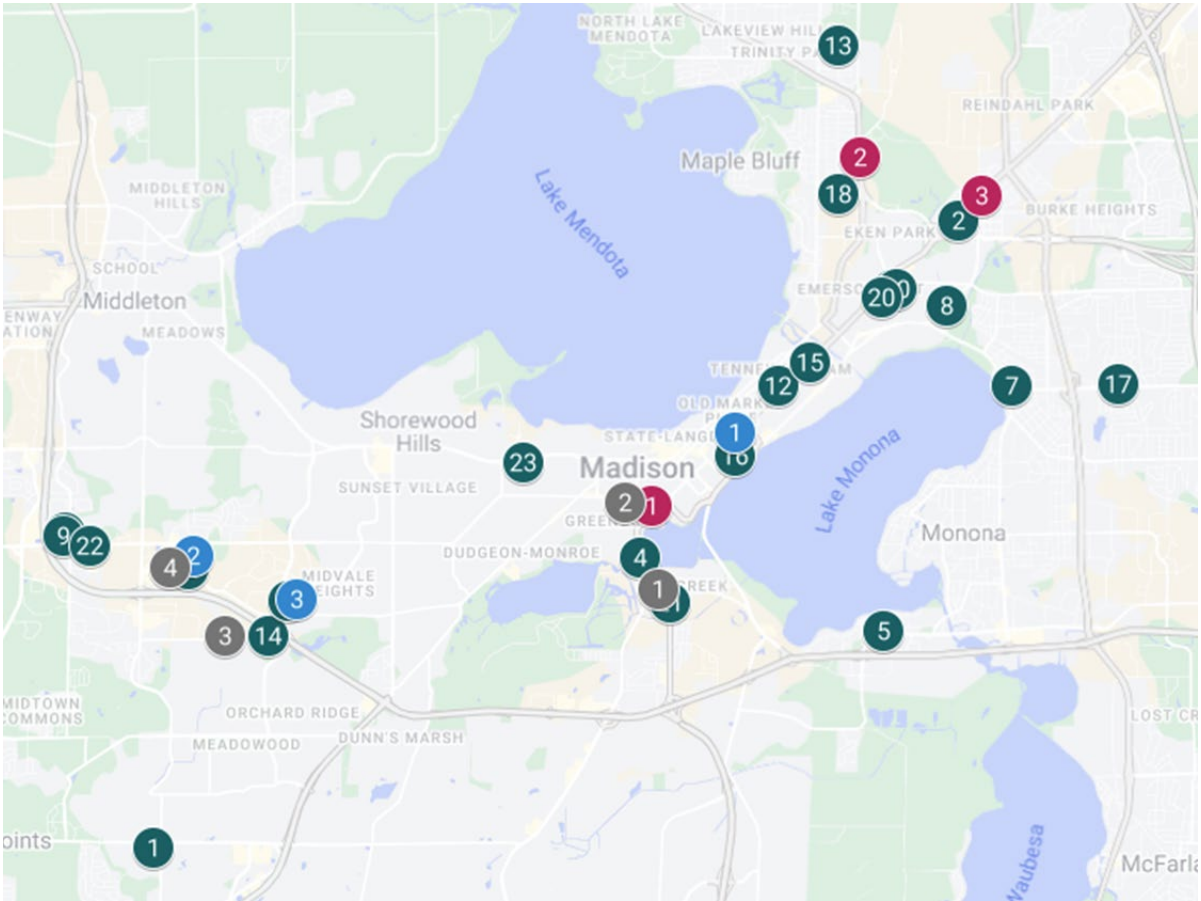
All Time Record!!**



Where Madison wants affordable housing development



Where it's been developed



Affordable Housing Fund–Tax Credit – 2014-2024

As of June 1, 2024

Status	# of Developments	Total Units	Affordable Units*	Supportive Housing Units
Completed	23	1787	1378	430
Under Construction	3	445	351	52
Planned**	7	556	459	159
TOTAL	33	2788	2188	641

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

*** LIHTC award secured or 4% anticipated*

Affordable Housing Fund–Tax Credit RFP Timeline

Same as
2023

Late June - 2024

Release of RFP

Mid-August 2024

DEADLINE FOR SUBMISSION OF PROPOSALS

~Sept. 9-10, 2024

Applicant Presentations to Staff

Sept. 12 or 19*, 2024

Applicant Presentations to CDBG Committee

Nov. 7, 2024

CDBG Committee Recommendations

Nov. 18, 2024

Finance Committee Recommendations

Nov. 26, 2024

Common Council Approval

Dec. 2024/Jan 2025

Commitment Letter (Notification of Award)

Late 2025 - Mid 2026

Anticipated Start of Construction

Mid 2025-2026

Complete Construction



Affordable Housing Fund-TC RFP

Questions, Comments, Feedback....

City of Madison Community Development Division

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