



Department of Planning & Community & Economic Development

## Community Development Division

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**Child Care**  
**Community Resources**  
**Community Development Block Grant**  
**Madison Senior Center**

May 28, 2015

To: CDBG Committee Members

From: Mary Charnitz, Grants Administrator

The City of Madison Community Development Division (CDD) proposes to issue a Request for Proposals (RFP) to solicit applications for affordable rental housing projects that will also utilize WHEDA Low-Income Housing Tax Credits (LIHTC). The City CDD plans to issue the RFP in June of 2015 and make project selection recommendations in November of 2015. Final project selection by the Common Council is anticipated late November or early December of 2015. This timing is important to ensure that the City selection process is coordinated with the WHEDA LIHTC application deadline of January 31, 2016.

In 2014, the City issued a similar RFP for projects that planned to utilize WHEDA tax credits. Through that process, the City awarded \$3 million to three projects that were ultimately successful in their applications for WHEDA Low-Income Housing Tax Credits. As a result, over \$40 million was leveraged and 200 affordable rental units will be created. The partnership was a resounding success.

In an effort to build on its success leveraging funds during the 2014-15 WHEDA LIHTC cycle, the City CDD plans to undertake an RFP process similar to the one it ran in 2014. The process will be scheduled to coordinate with WHEDA's 2015-16 tax credit cycle. The City CDD selection criteria will mirror WHEDA's in order to increase the chances that projects will receive high scores, but will also be designed to increase affordable housing in the City of Madison in locations and ways that best meet City-identified needs.

The attached resolution authorizes the City CDD to issue an RFP that solicits applications for affordable rental housing projects that utilize WHEDA Low-Income Housing Tax Credits. Funding is contingent upon the availability of funds in the City's 2016 Capital Budget.