



## Legislation Text

---

**File #:** 90964, **Version:** 1

---

### **Fiscal Note**

The proposed resolution authorizes an increase to the loan amount to the Community Development Authority (CDA) for the Monona Shores rehabilitation project previously authorized via legislative file 89378. The amendment increases the maximum loan amount to the CDA by \$78,750. The total amount of Affordable Housing Fund loans authorized via legislative file 89378 was up to \$2.0 million for the CDA Monona Shores project and MR CDC rehabilitation projects at several of its scattered sites. The total amount to be loaned to the two entities remains the same. No additional appropriation is required.

### **Title**

Authorizing an amendment to RES-25-00481 (Legistar #89378) to increase the amount of the Affordable Housing Fund (AHF) loan for the CDA Monona Shores Rehabilitation project, from up to \$360,000 to up to \$438,750, with the total combined MR CDC and CDA allocations not to exceed \$2,000,000 in AHF funds; and authorizing the Mayor and the City Clerk to enter into Loan Agreements as appropriate. (District 14)

### **Body**

#### BACKGROUND

On September 2, 2025, the Common Council adopted RES-25-00481 (Legistar #89378), authorizing the allocation of up to \$2,000,000 in Affordable Housing Funds (AHF) to support two rehabilitation projects: up to \$1,640,000 to the Madison Revitalization and Community Development Corporation (MR CDC) for rehabilitation of seven (7) units and common area improvements within its scattered-site affordable housing portfolio, and up to \$360,000 to the Community Development Authority (CDA) for the rehabilitation and preservation of eleven (11) rental units at Monona Shores Apartments, located at 2 Waunona Woods Court.

Since adoption of the original resolution, the CDA has refined the scope of work for the Monona Shores rehabilitation. The project now includes the replacement of twenty (20) HVAC units rather than seven (7), made possible by securing a discounted per-unit cost. This expanded scope raises the total project cost to \$438,750. Simultaneously, project expenses for MR CDC are less than anticipated.

The amendment adjusts the maximum loan amount for the CDA's Monona Shores project to reflect these updated costs. The total combined allocation for the MR CDC and CDA projects remains within the previously authorized \$2,000,000 Affordable Housing Funds set-aside. No additional City appropriation is required.

#### ACTION

WHEREAS, on September 2, 2025, the Common Council approved up to \$360,000 of Affordable Housing Funds (AHF) via RES-25-00481 (Legistar #89378) to the Community Development Authority (CDA) to finance the rehabilitation and preservation of eleven (11) units of rental housing at Monona Shores Apartments; and,

WHEREAS, the CDA has expanded the project scope by increasing the number of HVAC units it will replace from seven (7) to twenty (20), a change made possible by securing a discounted unit price but will raise the total project cost to \$438,750; and,

WHEREAS, the Community Development Division allocates up to \$2 million in Affordable Housing Fund dollars annually to support City- and CDA-sponsored affordable housing activities such as those described in this Resolution; and,

WHEREAS, sufficient funds remain available within the previously authorized \$2,000,000 Affordable Housing Fund set-aside to support both the MRCDC and CDA rehabilitation projects.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves an increase in the amount of the loan to the CDA made from the Affordable Housing Fund, from up to \$360,000 to up to \$438,750, for the purpose of rehabilitating at least eleven (11) units of housing at its Monona Shores Apartments property; and,

BE IT FURTHER RESOLVED, that the City will provide the funds to the CDA in the form of a long-term deferred loan, repayable upon sale, transfer, or change in use of the property, to be secured by a mortgage and promissory note; and,

BE IT FINALLY RESOLVED, that the Council authorizes the Mayor and the City Clerk to execute a contract and related loan documents with the CDA to carry out the intent of this Resolution.