

**DANE COUNTY
POLICY AND FISCAL NOTE**

_____ Original	_____ Update	Substitute No.
Sponsor:		Resolution No. 2021 RES-425
Vote Required:		Ordinance Amendment No. _____
Majority	Two-Thirds	X

Title of Resolution or Ord. Amd.:

APPROVING AGREEMENTS FOR AN AFFORDABLE HOUSING PROJECT AT 2206 UNIVERSITY AVENUE IN THE CITY OF MADISON DCDHS - HAA DIVISION

Policy Analysis Statement:

Brief Description of Proposal -

As part of the 2021 awards for the Dane County Affordable Housing Development Fund, the county awarded funding of \$1,450,000 to MSP Real Estate, Inc., also known as the affiliate The Heights Apartments, LLC., for The Heights affordable multi-family housing project to be constructed at 2206 University Avenue, Madison.

The project will consist of 79 units.

Current Policy or Practice -

Real estate agreements require approval of the County Board.

Impact of Adopting Proposal -

The county's support includes a grant from the county to the Dane County Housing Authority. The housing authority will then make a loan to the project developers. DCHA will receive an administrative fee of \$10,000. The administrative fee is included in the award amount and will be deducted from the amount loaned to the project developers. The terms of the loan include interest only payments of 2% for a 40 year term. The full principal of \$1,440,000 will be due to the housing authority at the end of the loan.

Fiscal Estimate:

Fiscal Effect (check all that apply) -

- _____ No Fiscal Effect
- _____ Results in Revenue Increase
- x Results in Expenditure Increase
- _____ Results in Revenue Decrease
- _____ Results in Expenditure Decrease

Budget Effect (check all that apply)

- x No Budget Effect
- _____ Increases Rev. Budget
- _____ Increases Exp. Budget
- _____ Decreases Rev. Budget
- _____ Decreases Exp. Budget
- _____ Increases Position Authority
- _____ Decreases Position Authority

Note: if any budget effect, 2/3 vote is required

Narrative/Assumptions about long range fiscal effect:

These are one-time funds for the construction of affordable housing units. Developer has secured all financing to complete construction. The term of the debt issued to support the affordable housing project fund will be 40 years. Existing budgeted funds will be used and therefore, there is no fiscal impact.

Expenditure/Revenue Changes:

	Current Year		Annualized			Current Year		Annualized	
	Increase	Decrease	Increase	Decrease		Increase	Decrease	Increase	Decrease
Expenditures -					Revenues -				
Personal Services					County Taxes				
Operating Expenses					Federal				
Contractual Services					State				
Capital	\$1,450,000				Other	\$1,450,000			
Total	\$1,450,000	\$0	\$0	\$0	Total	\$1,450,000	\$0	\$0	\$0

Personnel Impact/FTE Changes:

N/A

Prepared By:

Agency:		Division:	
Prepared by:	Der Xiong	Date:	3/24/2022
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