



# The Dane County Affordable Housing Fund

# DANE COUNTY AFFORDABLE HOUSING DEVELOPMENT FUND

- *Established* in 2015
- *Emphasis* on new affordable rental housing for the following:
  - People experiencing homelessness
  - Families (3 bedroom units)
  - Veterans
  - Elderly
  - Persons with arrest & conviction records
  - People with disabilities
- *Preference* for projects that:
  - Meet LIHTC criteria
  - Commit to long-term affordability (over 30 years)
  - Include units for 30 percent CMI HHs
  - Include supportive services by local providers
  - Offer generous tenant screening criteria
  - Provide access to jobs, schools, transportation, etc.
  - Consider sustainability, e.g. renewable energy

# AHDF FUNDING

- Annual funding from Dane County capital budget
- Total annual awards from \$1.75 to \$7.24 million
- \$8,286,801 million available in 2021.
- Grants awarded on a competitive basis via application process.
- Funds typically comprise one piece of larger, more complex funding package (e.g. LIHTC, FHLB, TID/other local, etc.)

# AHDF ANNUAL CYCLE

- Application and Financing Guidelines released: early Summer.
- County Review Team:
  - Department of Human Services – HAA
  - Controller’s Office
  - Office of Equity and Inclusion
  - Planning & Development Department
- Annual awards affirmed by County Board in the Fall, individual agreements routed as they are completed.

# 2021 Application for AHDF Funding

## 2021 Evaluation Criteria

- ▶ Project Description (20%)
- ▶ Project Disbursement (15%)
- ▶ By-Name List Set-aside (10%)
- ▶ Tenant Selection (10%)
- ▶ Tenancy Addendum (10%)
- ▶ Supportive Services Plan (15%)
- ▶ Development Team Capabilities (10%)
- ▶ Funding Leverage (10%)
- ▶ Energy Efficiency/Sustainability (5%)

## Notable Changes from 2020

- ▶ Increased points for Project Description and decreased points for Project Disbursement (formerly location) based on feedback from **Office of Equity and Inclusion**. This allowed reviewers to take site specific location amenities into consideration (e.g. proximity to grocery stores and schools) while still providing points for projects disbursed throughout the county.
- ▶ Awarded points to projects for committing to Enterprise Green Communities Certification, ENERGY STAR Multifamily New Construction & EPA Indoor airPLUS, Enterprise Green Communities Certification Plus, or Passive House (PHIUS) after consultation with the **Office of Energy & Climate Change**.
- ▶ Updated Tenant Selection scoring to require applicants select a minimum of 3 criteria to be eligible for funding. Points awarded based on the number of additional criteria selected. In 2020, projects received 10 points for agreeing to all criteria and denial process; and 1 applicant agreed to follow the criteria. In 2021, applicants agreed to 4-10 criteria. Awarded projects selected an average of 6.5 criteria, and 4 awarded projects agreed to incorporate detailed denial process.

# AHDF AWARD HISTORY: 2015-2021

Year	Total Awards	Inside Madison	Outside Madison	Total Units	Affordable Units
2015	\$1,677,000	\$1,677,000	NA	150	136
2016	\$1,734,000	\$499,000	\$1,235,000	151	138
2017	\$1,317,220	\$867,220	\$450,000	136	124
2018	\$2,742,022	\$2,442,022	\$300,000	369	310
2019	\$6,787,550	\$1,837,550	\$4,950,000	447	414
2020	\$3,163,199	\$154,858	\$3,008,341	268	250
2021	\$8,286,801	\$3,620,000	\$4,666,801	517	464
<b>TOTAL</b>	<b>\$17,420,991</b>	<b>\$7,477,650</b>	<b>\$9,943,341</b>	<b>2,038</b>	<b>1,836</b>
	Percentages	43%	57%	100%	90%