

# Dane County Affordable Housing Development Fund

City-County Homeless Issues Committee

10-3-22



# Dane County Affordable Housing Development Fund (AHDF)



- *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 permanent affordability
- Developed by nonprofit organizations
- 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.

# AHDF FUNDING



- Annual funding from Dane County capital budget
- Total annual awards from \$1.75 to \$6.7 million
- \$6 million available in 2022
- Grants awarded on a competitive basis via County application process
- Funds typically comprise one piece of a larger, more complex funding package (e.g. LIHTC, FHLB, TID/other local, etc.)

# AHDF ANNUAL CYCLE



- Application released: Late Spring or Summer
- County Review Team:
  - Department of Human Services - HAA
  - Controller's Office
  - Office of Equity and Inclusion
  - Planning and Development Department
- Annual awards affirmed by County Board in the Fall, individual agreements routed as they are completed

# AHDF AWARD HISTORY: 2015-2021



Year	Total Awards	Inside Madison	Outside Madison	Total Units	Affordable Units
2015	\$1,677,000	\$1,677,000	0	150	136
2016	\$1,734,000	\$499,000	\$1,235,000	151	138
2017	\$1,317,220	\$867,220	\$450,00	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	252	249
2021	\$6,340,000	\$3,590,000	\$2,750,000	369	325
<b>TOTAL</b>	<b>\$23,760,991</b>	<b>\$11,067,650</b>	<b>\$12,693,341</b>	<b>1874</b>	<b>1696</b>
	Percentages	47%	53%	100%	91%

# AFFORDABLE UNIT BREAKDOWN SINCE 2019



	30% CMI	50% CMI	60% CMI	80% CMI
2019	60	206	75	73
2020	31	117	24	77
2021	64	143	93	25
TOTAL	155	466	192	175
Percentage	16%	47%	19%	18%

# AHDF HISTORY



Since the funds inception in 2015 there have been some notable changes:

- 2018
  - Added a preference to projects willing to set-aside units for the community by-name list
- 2019
  - Expanded list of Flexible Screening Criteria used for earning points in Tenant Selection Criteria
  - Added Tenancy Addendum to scoring to provide tenant protections in awarded projects
- 2020
  - Administration of fund moved to Department of Human Services - Division of Housing Access and Affordability, and staff position created to support fund
- 2021
  - Required applicants to select minimum of 3 flexible tenant screening criteria list to be eligible for funding, points awarded based on additional criteria selected.
- 2022
  - Began effort to coordinate meetings between developers, property managers, and supportive services partners during project lease-up period to support use of units for households on community by-name list