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

- $_{\odot}$ Total annual awards from \$1.75 to \$6.7 million
- \circ \$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

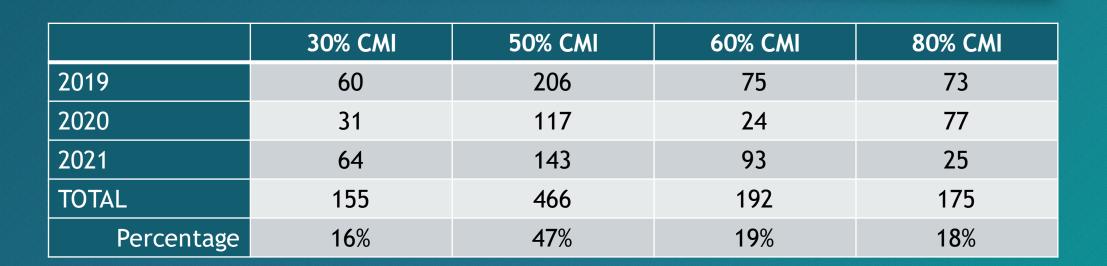
 Annual awards affirmed by County Board in the Fall, individual agreements routed as they are completed

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
TOTAL	\$23,760,991	\$11,067,650	\$12,693,341	1874	1696
	Percentages	47%	53%	100%	9 1%

AFFORDABLE UNIT BREAKDOWN SINCE 2019





AHDF HISTORY



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

o **2018**

• Added a preference to projects willing to set-aside units for the community by-name list

o **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

o **2020**

• Administration of fund moved to Department of Human Services - Division of Housing Access and Affordability, and staff position created to support fund

o **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.

o **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