

1 **2020 RES-209**
2 **AFFIRMING THE 2020 AFFORDABLE HOUSING DEVELOPMENT FUND AWARDS**
3 **DCDHS – HAA DIVISION**
4

5 Dane County Department of Human Services (DCDHS) Housing Access and Affordability (HAA)
6 plans to award funding to five projects from the 2020 Dane County Affordable Housing
7 Development Fund (DCAHDF) to support the creation of 323 units of affordable housing. The
8 fund had approximately \$4,450,000 to award through a request for proposal process in 2020.

9 Responses to the RFP totaled \$14,702,399 in funds requested. The majority of proposals
10 received were for developments in Dane County communities outside the City of Madison.
11 According to past State of Wisconsin's Housing and Economic Development Authority
12 (WHEDA) section 42 federal low income housing tax credit (LIHTC) awards, some proposals
13 recommended for DCAHDF funding will be the first affordable housing development of that kind
14 in that community in decades.

15 RFP review of the responses resulted in awards to the following projects:

16 A. \$608,341 to MSP Real Estate, Inc. for the 51 unit Taylor Point Apartments at 4845
17 Taylor Road and 4900 Larson Beach Road, McFarland. The proposed project
18 includes 51 units comprised of 23 one bedroom, 18 two bedroom, and 10 three
19 bedroom units. 48 units will be affordable: 11 to households at 30%, 3 at 40%, 17 at
20 50%, and 17 at 60% of the County Median Income (CMI). 3 units will be offered at
21 market-rate rents.

22
23 According to WHEDA records, once complete, this will be the first LIHTC affordable
24 housing development project in McFarland since 1995.

25
26 B. \$154,858 to Common Wealth Development, Inc. for an 11 unit project at 5802
27 Raymond Road, Madison. The project is a mix of studio, one, two, and three
28 bedroom units (10 affordable at 50% - 60% of CMI, and 1 unit affordable at 80%
29 CMI). This project will also offer office space to facilitate the co-location of existing
30 community-based supportive services serving the neighborhood.

31
32 C. \$1,250,000 to Northpointe Development Corporation for a 126 affordable unit project,
33 The Limerick, located in the Nine Springs Neighborhood in Fitchburg. All units will
34 be affordable. The project will include 50 one bedroom, 50 two bedroom, and 26
35 three bedrooms units. 7 units will be affordable at 30%, 69 units affordable at 50%,
36 and 50 units affordable at 70-80% CMI. 100 units will be targeted to seniors, and 26
37 units will be targeted to families.

38
39 D. \$1,150,000 to Northpointe Development Corporation for The Klassik, a 79 unit
40 project located at 410 W Verona Road, Verona. 64 units will be affordable units
41 including 37 one bedroom, 14 two bedroom, and 13 three bedroom units. 16 units
42 will be affordable at 30%, 32 units at 50%, and 16 at 60% CMI.

43
44 According to WHEDA records, once complete, this will be the first LIHTC affordable
45 housing development project in Verona since 2002.

46
47 E. \$1,286,801 to Gorman & Co. for the 75 unit Cambridge Artists Loft project located at
48 Katie Court and Kenseth Way, Cambridge. All 75 units will be affordable to
49 households making 30 to 80% CMI (15 units at 30%, 30 units at 50%, 16 units at
50 60%, and 14 units at 80%). The project includes 20 one bedroom, 41 two bedroom,
51 & 14 three bedroom units.

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53 According to WHEDA records, once complete, this will be the first LIHTC affordable
54 housing development project in Cambridge.

55
56 The RFP encouraged the developers to consider the use of renewable energy in their projects.
57 Four of the projects receiving an award have included plans for the development and installation
58 of a Photovoltaic System (PV) in their projects.

59 Resolutions specific to each individual project will be forwarded to the County Board to approve
60 purchases, leases and other documents related to the financing structure of each individual
61 project.

62 **NOW, THEREFORE, BE IT RESOLVED** that the County Board affirms the awards for the 2020
63 Affordable Housing Development Fund.