

**2025 Capital Budget Resolution
Amendments
Sub. 1 to 2024 RES-145**

**DANE COUNTY BOARD OF SUPERVISORS
2025 CAPITAL BUDGET AMENDMENT**

Amendment # _____ HHN-C-01	
Sponsor:	Supervisors Engelberger, Wegleitner, Rylander, Blazewicz
Oversight Committee Action:	Health and Human Needs, approved 7-0, YGP 1-0
Personnel & Finance Action:	Approved 7-0, YGP 2-0
Department:	Human Services
Program:	Capital Budget

Motion:
(revenue/expenditure/text effect)

Increase expenditures and borrowing proceeds by \$2 million to support the Madison Area Community Land Trust in property acquisition, construction, and rehabilitation of properties for their permanent affordable home ownership program. Also add the following language to 2024 RES-145: "The 2025 Capital Budget includes \$2 million to support the Madison Area Community Land Trust efforts to offer permanent affordable owner occupied housing. A minimum of \$1M of the funds shall be used to provide affordable home ownership opportunities outside the City of Madison. Properties acquired using these funds will be made available to households at or below 50% of area median income."

Line Item Detail:			
Org	Object	DESCRIPTION:	Amount
HSCAPPRJ	NEW	COMMUNITY LAND TRUST INVESTMENT	\$2,000,000
HSCAPPRJ	87947	BORROWING PROCEEDS	\$2,000,000

Intent/Justification

This amendment implements strategies in the Regional Housing Strategy for providing more pathways to home ownership, particularly Strategy 17 to expand the use of community land trusts. Madison Area Community Land Trust provides housing to people, not for profit. MACLT's mission is to liberate land for the benefit of historically marginalized populations at the lowest incomes possible, preserve urban space for community use, and create deeply and permanently affordable homeownership opportunities for those typically exploited by the housing market. MACLT has over 60 permanently-affordable homes in their land trust, which remain affordable for low-income and first-time homebuyers over generations. MACLT owns the land under the home, and the homeowner leases the land from the CLT using a 98-year renewable ground lease. The homeowner agrees to pay it forward to the next buyer by selling the house at an affordable price based on a resale formula (initial purchase price + 1% simple interest per year home owned + qualified capital improvements). MACLT facilitates the sale of the home with an equity-focused policy for choosing the next buyer based on need, prioritizing those who have been systematically excluded from buying homes and targeting buyers considered "very low income," whose incomes are below 50% of the county median income.

NET GPR EFFECT: _____ \$0

**DANE COUNTY BOARD OF SUPERVISORS
2025 CAPITAL BUDGET AMENDMENT**

Amendment #	HHN-C-02
Sponsor:	Supervisors Wegleitner, Fries
Oversight Committee Action:	Health and Human Needs, approved 7-0, YGP 1-0
Personnel & Finance Action:	Approved 7-0, YGP 2-0
Department:	Human Services
Program:	Capital Budget

Motion:
(revenue/expenditure/text effect)

Increase expenditures and borrowing proceeds by \$10 million in the affordable housing development funding and add the following language to 2024 RES-145: "The Capital Budget includes \$20 million for the Affordable Housing Development Fund. These funds are designated to assist in the development of new or preservation of projects accessing Low Income Housing Tax Credits. Projects funded through the AHDF will have a minimum 40 year affordability period. The AHDF will prioritize the preservation of low-income housing by assisting projects where the LIHTC affordability period will expire. Funds should be used to , incentivize developments serving marginalized households with a housing first approach particularly households with criminal record barriers, child welfare or youth justice system involvement, and/or experiencing homelessness, and consider expansion of consumer protection, fair housing, accessibility, and sustainability provisions in county funding agreements. A draft of the RFP will be presented to the Health and Human Needs committee for feedback and recommendations prior to RFP issuance."

Line Item Detail:			
Org	Object	DESCRIPTION:	Amount
HSCAPPRJ	58720	AFFORDABLE HOUSING DEVELOPMENT FUND	\$10,000,000
HSCAPPRJ	84794	BORROWING PROCEEDS	\$10,000,000

Intent/Justification

The Dane County's Regional Housing Strategy (RHS) prioritizes increasing the number of units affordable to low income and moderate income households. Strategy 1 and Action Step 1.1 for this priority is to create and expand affordable housing development funds. RHS establishes a goal of producing 1,765 new affordable rental housing units annually to address the affordable housing shortage to address 2040 forecasted growth. Strategy 1.6 is to increase the affordability period for projectsreceiving Dane County Affordable Housing Development Fund funding. Increasing the AHDF affordability period from 30 years to 40 years is a good first step for this action and mirrors a step the City of Madison has taken with their affordable housing development requirements.

DCDHS-HAA furthers county objectives with funding agreements to reduce and prevent homelessness, further fair housing, enhance consumer protection, increase accessibility, and promote sustainability. Funding provisions will include the following:
40 year land use restriction agreement to ensure affordability and other contract compliance.

Priority for affordable housing preservation projects in the following order of preference: (1)deeply affordable because of federal (e.g. HUD or USDA) rent assistance contracts; and (2) income and rent-restricted units.

Incentives for serving marginalized households with a housing first approach, particularly households with criminal record barriers, child welfare or youth justice system involvement, and/or experiencing homelessness.

Considerationof minimumrequirements from 2024 AHDF proposals related to 30% units, coordinated entry set-asidesand/or other set asides forpopulations experiencing homelessness,supportive services funding, tenant selection, and tenant protection addendum developed by HAA and consideration of further protections, in consultation with the Health and HumanNeeds Committee, to require 30 day notices of termination of tenancy for lease violations, elimination of junk fees (e.g. amenity fees, administration fees, penalty fees), and other means to eliminate housing barriers and enhance housing stability.

Minimum requirements from 2024 AHDF proposals may be waived for housing preservation projects due to potential tenant displacement, and/or potential limits on how existing projects may be modified if they are purchased or receive reinvestment.

NET GPR EFFECT: _____ **\$0**

**DANE COUNTY BOARD OF SUPERVISORS
2025 CAPITAL BUDGET AMENDMENT**

Amendment #	HHN-C-03
Sponsor:	Supervisors Wegleitner, Fries
Oversight Committee Action:	Health and Human Needs, approved 7-0, YGP 1-0
Personnel & Finance Action:	Approved 7-0, YGP 2-0
Department:	Human Services
Program:	Capital Budget

Motion:
(revenue/expenditure/text effect)

Increase expenditures and borrowing proceeds by \$8 million to fund construction of affordable housing, preservation of affordable housing, or acquisition and rehabilitation of affordable housing and add the following language to 2024 RES-145: "The Capital Budget includes \$8 million for affordable housing projects that do not use Low Income Housing Tax Credits and may also be used for preservation of expiring LIHTC projects. Funded projects will have a minimum 40 year affordability period. Projects will also prioritize low-income housing preservation, incentivize projects that serve marginalized households with a housing first approach, particularly households with criminal record barriers, child welfare or youth justice system involvement, and consider expansion of consumer protection, fair housing, accessibility, and sustainability provisions in county funding agreements. A draft of the RFP will be presented to the Health and Human Needs Committee for feedback and recommendations prior to RFP issuance."

Line Item Detail:			
Org	Object	DESCRIPTION:	Amount
HSCAPPRJ	NEW	NON-LIHTC HOUSING FUND	\$8,000,000
HSCAPPRJ	84794	BORROWING PROCEEDS	\$8,000,000

Intent/Justification

RHS sets forth Action Step 1.5 which calls on the county to expand funding to "support broader types of projects, including smaller multi-family projects; acquisition/ rehab; owner-occupied; projects that are not competitive for LIHTC 9% tax credits; prioritize projects with public transit access and connectivity, low energy use, green infrastructure and climate resiliency." Strategy 12 is to support acquisition and rehab of affordable units.

DCDHS-HAA furthers county objectives with funding agreements to reduce and prevent homelessness, further fair housing, enhance consumer protection, increase accessibility, and promote sustainability. Funding provisions will include the following:

40 year land use restriction agreement to ensure affordability and other contract compliance.

Priority for affordable housing preservation projects in the following order of preference: (1) deeply affordable because of federal (e.g. HUD or USDA) rent assistance contracts; (2) income and rent-restricted units; and (3) naturally occurring affordable housing.

Incentives for serving marginalized households with a housing first approach, particularly households with criminal record barriers, child welfare or youth justice system involvement, and/or experiencing homelessness.

Tenant selection policies which advance fair housing goals and tenant protections through use of the tenancy addendum developed by HAA and consideration of further protections, in consultation with the Health and Human Needs Committee, to require 30 day notices of termination of tenancy for lease violations, elimination of junk fees (e.g. amenity fees, administration fees, penalty fees), and other means to eliminate housing barriers and enhance housing stability.

NET GPR EFFECT: _____ \$0

**DANE COUNTY BOARD OF SUPERVISORS
2025 CAPITAL BUDGET AMENDMENT**

Amendment # P&F-C-01	
Sponsor:	Supervisor Erickson
Oversight Committee Action:	Personnel and Finance
Personnel & Finance Action:	Approved 7-0, YGP 2-0
Department:	Administration
Program:	Administration

Motion:
(revenue/expenditure/text effect)

Increase expenditures and borrowing proceeds by \$2 million to be used towards the implementation of the City of Madisons Lake Monona waterfront master plan and add the following language to 2024 RES-145: "The 2025 Capital Budget includes \$2 million to be applied towards implementation of the City of Madison's Lake Monona waterfront master plan. These funds will be available for capital expenditures to implement aspects of the plan . Aspects may include park improvements, stormwater features, bike/pedestrian paths and others features as permitted under state statutes . The funds will be subject to an intergovernmental agreement with the City of Madison to be developed as city and private funding for project implementation emerge."

Line Item Detail:			
Org	Object	DESCRIPTION:	Amount
CPADMIN	NEW	MONONA WATERFRONT REDEVELOPMENT	\$2,000,000
CPADMIN	84974	BORROWING PROCEEDS	\$2,000,000

Intent/Justification

The City of Madison has been working with planners and stakeholders to develop a master plan for the Lake Monona shoreline from Blair St. to Lakeside St. This ambitious plan will be funded through a public private partnership. Some aspects of the plan will likely fall within the county's statutory authority for capital expenditures. As implementation of the plan moves forward, the county will enter into an intergovernmental agreement with the City of Madison to fund up to \$2 million in public improvements within that statutory authority.

NET GPR EFFECT: _____ \$0

**DANE COUNTY BOARD OF SUPERVISORS
2025 CAPITAL BUDGET AMENDMENT**

Amendment # P&F-C-02	
Sponsor:	Supervisors Miles, Doolan
Oversight Committee Action:	Zoning and Land Regulation, not presented
Personnel & Finance Action:	Approved 7-0, YGP 2-0
Department:	Planning and Development
Program:	Capital Budget

Motion:
(revenue/expenditure/text effect)

Increase expenditures and borrowing proceeds by \$30,000 to provide funds to place at least six historical markers recognizing Dane County's culturally diverse history.

Line Item Detail:			
Org	Object	DESCRIPTION:	Amount
CPPLNDEV	NEW	HISTORICAL MARKERS	\$30,000
CPPLNDEV	84974	BORROWING PROCEEDS	\$30,000

Intent/Justification

The 2024 budget included funding for a contract with the UW-Madison Department of Landscape Architecture and Planning for a planning assistant to work with county committees, the Dane County Historical Society, and the community to identify and prioritize potential sites for historical markers specifically recognizing Dane County's culturally diverse history. That work is producing a robust and growing list of potential marker sites. \$30,000 will cover the materials and labor to install about six markers at an estimated 3,400 per marker. This proposal provides flexibility to cover possible related costs.

NET GPR EFFECT: _____ \$0

**DANE COUNTY BOARD OF SUPERVISORS
2025 CAPITAL BUDGET AMENDMENT**

Amendment # EANR-C-01	
Sponsor:	Supervisors Marren, Chawla
Oversight Committee Action:	Environment, Agriculture and Natural Resources, approved 5-0
Personnel & Finance Action:	Approved 7-0, YGP 2-0
Department:	Land and Water
Program:	Capital Budget

Motion:
(revenue/expenditure/text effect)

Decrease expenditures and borrowing proceeds in the Dane County Conservation Fund by \$250,000 and increase expenditures and borrowing proceeds in the Land and Water Legacy Fund Wetland and Habitat Restoration line by \$250,000. Line item LWLEGACY 58998 to be retitled from "Wetland Restoration" to "Wetland and Habitat Restoration".

Line Item Detail:			
Org	Object	DESCRIPTION:	Amount
LWCONSRV	57273	DANE COUNTY CONSERVATION FUND	(\$250,000)
LWCONSRV	84974	BORROWING PROCEEDS	(\$250,000)
LWLEGACY	58998	WETLAND AND HABITAT RESTORATION	\$250,000
LWLEGACY	84974	BORROWING PROCEEDS	\$250,000

Intent/Justification

To increase climate resilience in Dane County, this amendment funds restoring land that has been acquired into wetlands and also converts crop land for conservation purposes. It will also help mitigate flooding risk and help meet Dane County's climate action goals.

NET GPR EFFECT: \$0