

**From:** [Robert Stechschulte](#)  
**To:** [HS CDBG Progam Mail](#)  
**Cc:** [Sharon Mason-Boersma](#)  
**Subject:** 2024 CDBG/HOME Funding Recommendations -Stoughton Affordable Transportation Program  
**Date:** Sunday, November 5, 2023 10:08:02 AM

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As a volunteer driver and board member, I offer my comments and support for the Affordable Transportation Program proposed funding of \$10,000 for 2024. The Affordable Transportation Program in Stoughton meets an important and growing need for transportation to medical and other appointments for individuals who struggle to find and afford such transportation. The \$10,000 proposed funding for the Affordable Transportation Program in Stoughton will help assure we can meet this increasing need. Plans are in place to add additional drivers, which will result in increased mileage reimbursement expenses. Insurance and other costs are increasing, and we anticipate having to lease office space, which up to now has not been available to us. Thank you for considering this funding amount. It is very much needed and appreciated.

Bob Stechschulte



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Date: Thursday, November 9<sup>th</sup>, 2023

To: CDBG Commission

From: Lorrie Heinemann, President & CEO (MDC)

Re: MDC's The Mill Apartments CDBG Application  
Concerns with the Process / Scoring

Hello CDBG Commission Members:

Thank you for making HOME Funds available for Affordable Housing for projects in Dane County. MDC applied for funding for our 52-unit Mill Apartments in Middleton but it appears we will receive NO award. MDC, a non-profit, owns and manages 352 units of permanent affordable housing in Dane County.

We are writing to express our disappointment in the process\* used to score this year's HOME Fund awards as well as to request the \$200,000 of HOME Funds we applied for.

*\*Not in the people, Casey Becker was great to work with; very professional and responsive.*

First, the 5 criteria used for scoring were not specific. We would expect that DSCR, Rents by % AMI, LTC, LTV and "National Objectives" would be clearly defined and be aligned with Dane County's Plan 2020-2024. They were not.

Second: the Loan Committee Size needs to be fair:

The Committee had 2 "Scorers": J. DeGollon and T. Brown. The County in the past has included at least 5 reviewers. 5 makes sense with the highest and lowest scores being taken out. (Scores varied from 81 to 98 on the Mill and from 28 to 95 on the Legion Project – huge swings). Of further concern is that we were asked by the scorers what the minimum amount is we would take; we responded "any amount". This was unacceptable to the scorers, who pressed for an answer. We said \$300K (based on the 2022 awards\*\*) and shortly *afterwards* they made their recommendation to award **two** \$200K grants to one developer (\$400K) and zero to MDC.

Third: share the funding with multiple qualified developers. If the projects being reviewed all qualify (based on criteria) we suggest that both developers receive funding, rather than one getting over 60% of HOME funds in one year. Thus, our request for a \$200K award.

Sincerely,

*Lorrie Heinemann*

e. [Lorrie@mdcorp.org](mailto:Lorrie@mdcorp.org)

p. 608-535-4572

\*\*2022 HOME awards included \$600K + \$327K to one developer (60% of HOME funds), and the 2022 AHDF awarded another \$460K for the same project (total of \$1,060,000), plus another \$3.2 million of AHF for other projects for the same developer. Does it make sense to allow awards from both Dane County sources for a LIHTC project?