

APPROVING AGREEMENTS AND PURCHASES
SUPPORTING AN AFFORDABLE HOUSING PROJECT
AT THE UNION CORNERS DEVELOPMENT IN THE CITY OF MADISON

The 2015 Capital Budget included the Affordable Housing Development Fund. This fund is to be used to support affordable housing projects in Dane County. A Request for Proposals (RFP) was issued by the AHDF staff team. As a result, four projects were selected for funding. One of the projects is located at the Union Corners development at the intersection of East Washington Avenue and Milwaukee Street in the City of Madison. The project, being pursued by Gorman & Company, was selected to receive low income housing tax credits by the Wisconsin Housing and Economic Development Authority. The development will include a total of 90 housing units, of which, 76 will be set aside for households with incomes between 30 and 60% of the local median income. This project was awarded \$554,000 through the AHDF RFP process.

Since statutes do not allow the County to make a grant directly to Gorman & Company for development costs, an alternative strategy was developed to allow the County to assist the project. This strategy involves the County purchasing a portion of the building using a condominium arrangement. The County will be purchasing a commercial unit on the first floor. The County will then lease the unit back to Gorman & Company for a nominal annual fee.

THEREFORE BE IT RESOLVED that the County Board authorizes the purchase of a condominium unit to be developed by Gorman at Union Corners, and

BE IT FUTHER RESOLVED that the County Board authorizes the lease of the condominium unit to Gorman & Company, and the County Executive and County Clerk are authorized to execute the leases;

BE IT FINALLY RESOLVED that the County Real Estate staff are authorized to execute documents necessary to purchase both the land and the condominium unit, and the Controller is authorized to make payments necessary for these purchases.