2025 RES-344

APPROVING AGREEMENTS FOR AN AFFORDABLE HOUSING PROJECT AT 6822 NESBITT RD, FITCHBURG DCDHS – HAA DIVISION

As part of the 2025 awards for the Dane County Affordable Housing Development Fund, the county awarded funding of $8,010,000 to Lutheran Social Services of Wisconsin and Upper Michigan, Inc. (LSS) and JT Klein Company, Inc. also known as its affiliate Oak Ridge Fitchburg, LLC., for Oak Ridge Fitchburg Apartments, an affordable housing project to be constructed at 6822 Nesbitt Road, in the City of Fitchburg.

This project will consist of eighty (80) units affordable senior housing development. All units will be affordable. Seventeen (17) units will be income restricted to those earning less than 30% area median income (AMI), thirty-four (34) units will be restricted to those earning 50% or less AMI, and the remaining twenty-nine (29) units will be restricted to those earning 80% or less AMI. Sixteen (16) units will be targeted to house individuals/families that are experiencing homelessness on the HSC community by-name list. The project has a period of affordability of forty (40) years. The developer(s) will pay the project's supportive services partner a minimum of $80,000 annually to fund services provided to tenants in the development's set-aside units.

The county's support includes a grant from the county to the Dane County Housing Authority (DCHA). DCHA will then make a loan to the project owner. DCHA will receive an administrative fee of $10,000. The administrative fee is included in the award amount and will be deducted from the amount loaned to the project owners. The terms of the loan include interest only payments of 0% for a forty (40) year term. The full principal of $8,000,000 will be due to DCHA at the end of the loan.

NOW, THEREFORE, BE IT RESOLVED that the County Executive, County Clerk, and County Real Estate staff are authorized to execute the grant agreement and related documents to support the affordable housing project located at 6822 Nesbitt Road, Fitchburg and that the Dane County Controller's Office is authorized to make payments related to the execution of the grant agreement.