

**DANE COUNTY
POLICY AND FISCAL NOTE**

_____ Original	_____ Update	Substitute No.
Sponsor:		Resolution No. 2020 RES-328
Vote Required:		Ordinance Amendment No. _____
Majority X	Two-Thirds	

Title of Resolution or Ord. Amd.:

APPROVING AGREEMENTS FOR AN AFFORDABLE HOUSING PROJECT AT 204 BLUE MOUND STREET IN THE VILLAGE OF MOUNT HOREB DCDHS – HAA DIVISION

Policy Analysis Statement:

Brief Description of Proposal -

As part of the 2019 awards for the Dane County Affordable Housing Development fund, the county awarded funding of \$1,350,000 to Gorman & Company, also known as its affiliate Landsby Ridge, LLC., for the Landsby Ridge affordable workforce housing project to be constructed at 204 Blue Mound Street, Mount Horeb, WI.

The project will consist of 51 units.

Current Policy or Practice -

Real estate agreements require approval of the County Board,

Impact of Adopting Proposal -

Gorman and Company will partner with Lutheran Social Services of Wisconsin and Upper Michigan to provide supportive services to residents of the 11 units that are income restricted to those earning less than 30% area median income.

The county's support includes a grant from the county to the Dane County Housing Authority. The housing authority will then make a loan to the project developers. The terms of the loan include interest only payments of 1% for a 30 year term. The full principal of \$1,350,000 is due to the housing authority at the end of the loan.

Fiscal Estimate:

Fiscal Effect (check all that apply) -

- _____ No Fiscal Effect
- _____ Results in Revenue Increase
- _____ x Results in Expenditure Increase
- _____ Results in Revenue Decrease
- _____ Results in Expenditure Decrease

Budget Effect (check all that apply)

- _____ x No Budget Effect
- _____ Increases Rev. Budget
- _____ Increases Exp. Budget
- _____ Decreases Rev. Budget
- _____ Decreases Exp. Budget
- _____ Increases Position Authority
- _____ Decreases Position Authority

Note: if any budget effect, 2/3 vote is required

Narrative/Assumptions about long range fiscal effect:

These are one-time funds for the construction of affordable housing units. Developer has secured all financing to complete construction. The term of the debt issued to support the affordable housing project fund will be 30 years. Existing budgeted funds will be used and therefore, there is no fiscal impact.

Expenditure/Revenue Changes:

	Current Year		Annualized			Current Year		Annualized	
	Increase	Decrease	Increase	Decrease		Increase	Decrease	Increase	Decrease
Expenditures -					Revenues -				
Personal Services					County Taxes				
Operating Expenses					Federal				
Contractual Services					State				
Capital	\$1,350,000				Other	\$1,350,000			
Total	\$1,350,000	\$0	\$0	\$0	Total	\$1,350,000	\$0	\$0	\$0

Personnel Impact/FTE Changes:

N/A

Prepared By:

Agency:		Division:	
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