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2022 RES-225

**AFFIRMING THE 2022 AFFORDABLE HOUSING DEVELOPMENT FUND AWARDS
DCDHS – HAA DIVISION**

Dane County Department of Human Services (DCDHS) Housing Access and Affordability (HAA) plans to award funding to six projects from the 2022 Affordable Housing Development Fund (DCAHDF) to support the creation of 507 units of affordable housing. The fund had \$7,896,801 to award through an application process in 2022.

Submitted eligible applications to the DCAHDF totaled \$10,906,801 in funds requested. Awarded projects will generate 296 new units of affordable housing in the City of Madison, and 211 units in the communities of McFarland, Middleton, and Oregon.

Review of the applications resulted in award recommendations to the following projects:

- A. \$460,000 to Northpointe Development II Corporation for the 49 unit Prairie Creek (McFarland) project at 5601-5613 Holscher RD, McFarland. The proposed project includes 49 units comprised of fifteen (15) 1-bedroom, twenty-two (22) 2-bedroom, and twelve (12) 3-bedroom units. Forty-four (44) units will be affordable: ten (10) to households at 30%, twenty (20) at 50%, and fourteen (14) at 60% of the County Median Income (CMI). Five (5) units will be offered at market-rate rents. Prairie Creek will target ten (10) to individuals & families on the Dane County Homeless Services Consortium's community by-name list. The project has secured all other funding, and is under construction.
- B. \$1,760,000 to Lutheran Social Services (LLS) & JT Klein Company, Inc. for 38Ten Parmenter I & II located at 3809-3815 Tribeca Dr, Middleton. This is a two phase project. Phase I will be co-developed by LSS and JT Klein Company, with LSS acting as the primary developer. Phase I will be comprised of fifty-four (54) units to include twenty-seven (27) 1-bedroom, sixteen (16) 2-bedroom, and eleven (11) 3-bedroom units. Eleven (11) units will be affordable to households at 30%, twenty-two (22) units will be affordable to households at 50%, twelve (12) units will be affordable to households at 60% CMI, and the remaining nine (9) units will be offered at market rate rent. Phase II will be developed by JT Klein Company. Phase II will be comprised of seventy-six (76) units to include forty (40) 1-bedroom, seventeen (17) 2-bedroom, and nineteen (19) 3-bedroom units. Sixteen (16) units will be affordable to households at 30%, thirty (30) units will be affordable to households at 50%, sixteen (16) units will be affordable to households at 60% CMI, and the remaining fourteen (14) units will be offered at market rate rent. Phases I and II will target a total of twenty-seven (27) units to individuals on the Dane County Homeless Services Consortium's community by-name list. Both Phases have secured 9% tax credit awards.
- C. \$1,360,000 to Northpointe Development II Corporation for CC Lane, a 60 unit project located at 831 & 871 Oregon Center DR, Oregon. The project will include twenty-six (26) 1- bedroom, nineteen (19) 2-bedroom, and twelve (12) 3-bedrooms units.

46 Twelve (12) units will be affordable at 30%, twenty-four (24) units affordable at 50%,
47 and twenty-four (24) units affordable at 80% CMI. CC Lane will target twelve (12)
48 units to individuals and households on the Dane County Homeless Services
49 Consortium's community by-name list. The project will be submitting an application
50 to WHEDA for 4% tax credits in December of 2022.

51
52 D. \$1,010,000 to Northpointe Development II Corporation for Uno's Terrace, a 64 unit
53 project located at 7601 Mineral Point Rd, Madison. The project will include twenty-
54 nine (29) 1-bedroom, seventeen (17) 2-bedroom, and eighteen (18) 3-bedroom units.
55 Thirteen (13) units will be affordable at 30%, twenty-six (26) units will be affordable at
56 50%, and 25 units will be affordable at 80% CMI. Uno's Terrace will target thirteen
57 (13) units to individuals on the Dane County Homeless Services Consortium's
58 community by-name list. The project secured all other funding, and has started
59 construction.

60
61 E. \$2,440,000 to St. John's Lutheran Church for St. John's Redevelopment located at
62 322 East Washington Ave, Madison. The project will consist of 130 units; including
63 forty-two (42) studios, fifty-three (53) 1-bedroom, thirty-four (34) 2-bedroom, and one
64 (1) 3-bedroom units. Twenty-two (22) units will be affordable to households at 30%,
65 fifty-eight (58) units at 50%, and twenty-eight (28) units at 60%. The remaining
66 twenty-two (22) units will be offered at market rate rent. Five (5) units will be
67 targeted to individuals on the Dane County Homeless Services Consortium's
68 community by-name list. The project anticipates submitting a 4% tax credit
69 application to WHEDA in December of 2022.

70
71 F. \$866,801 to Northpointe Development II Corporation for Merchant Place, a 124 units
72 project at 6706 & 6714 Odana Rd, Madison. The project will include fourteen (14)
73 studios, sixty-four (64) 1-bedroom, twenty (20) 2- bedroom, and twenty-six (26) 3-
74 bedroom units. Twenty-five units will be affordable to households at 30%, fifty (50)
75 units at 50%, and 49 units at 80% CMI. Twenty-five (25) units will be targeted to
76 households on the Dane County Homeless Services Consortium's community by-
77 name list. The project anticipates submitted a 4% tax credit application to WHEDA in
78 December of 2022.

79
80 Individual project funds will be granted to the Dane County Housing Authority (DCHA) that will
81 then loan funds to project developers pursuant to the executed Memorandum of Understanding
82 between Dane County and the Dane County Housing Authority. DCHA will receive an
83 administrative fee of \$10,000 for each project structured with a grant from the County to DCHA
84 and a loan from DCHA to the developer. The administrative fee has been added to applicant
85 funding requests and is included in the detailed funding awards.

86 Resolutions specific to each individual project will be forwarded to the County Board to approve
87 documents related to the financing structure of each individual project.

88 THEREFORE, BE IT FINALLY RESOLVED that the County Board affirms the awards for the
89 2022 Affordable Housing Development Fund.