



**DANE COUNTY BOARD OF SUPERVISORS  
2025 CAPITAL BUDGET AMENDMENT**

<b>Amendment #</b>	HHN-C-02
<b>Sponsor:</b>	Supervisors Wegleitner, Fries
<b>Oversight Committee Action:</b>	Health and Human Needs, approved 7-0, YGP 1-0
<b>Personnel &amp; Finance Action:</b>	
<b>Department:</b>	Human Services
<b>Program:</b>	Capital Budget

**Motion:**  
**(revenue/expenditure/text effect)**

Increase expenditures and borrowing proceeds by \$10 million in the affordable housing development funding and add the following language to 2024 RES-145: "The Capital Budget includes \$20 million for the Affordable Housing Development Fund. These funds are designated to assist in the development of new or preservation of projects accessing Low Income Housing Tax Credits. Projects funded through the AHDF will have a minimum 40 year affordability period. The AHDF will prioritize the preservation of low-income housing by assisting projects where the LIHTC affordability period will expire. Funds should be used to , incentivize developments serving marginalized households with a housing first approach particularly households with criminal record barriers, child welfare or youth justice system involvement, and/or experiencing homelessness, and consider expansion of consumer protection, fair housing, accessibility, and sustainability provisions in county funding agreements. A draft of the RFP will be presented to the Health and Human Needs committee for feedback and recommendations prior to RFP issuance."

<b>Line Item Detail:</b>			
<b>Org</b>	<b>Object</b>	<b>DESCRIPTION:</b>	<b>Amount</b>
HSCAPPRJ	58720	AFFORDABLE HOUSING DEVELOPMENT FUND	\$10,000,000
HSCAPPRJ	84794	BORROWING PROCEEDS	\$10,000,000

**Intent/Justification**

The Dane County’s Regional Housing Strategy (RHS) prioritizes increasing the number of units affordable to low income and moderate income households. Strategy 1 and Action Step 1.1 for this priority is to create and expand affordable housing development funds. RHS establishes a goal of producing 1,765 new affordable rental housing units annually to address the affordable housing shortage to address 2040 forecasted growth. Strategy 1.6 is to increase the affordability period for projectsreceiving Dane County Affordable Housing Development Fund funding. Increasing the AHDF affordability period from 30 years to 40 years is a good first step for this action and mirrors a step the City of Madison has taken with their affordable housing development requirements.

DCDHS-HAA furthers county objectives with funding agreements to reduce and prevent homelessness, further fair housing, enhance consumer protection, increase accessibility, and promote sustainability. Funding provisions will include the following:  
40 year land use restriction agreement to ensure affordability and other contract compliance.  
Priority for affordable housing preservation projects in the following order of preference: (1)deeply affordable because of federal (e.g. HUD or USDA) rent assistance contracts; and (2) income and rent-restricted units.

Incentives for serving marginalized households with a housing first approach, particularly households with criminal record barriers, child welfare or youth justice system involvement, and/or experiencing homelessness.

Considerationof minimumrequirements from 2024 AHDF proposals related to 30% units, coordinated entry set-asidesand/or other set asides forpopulations experiencing homelessness,supportive services funding, tenant selection, and tenant protection addendum developed by HAA and consideration of further protections, in consultation with the Health and HumanNeeds Committee, to require 30 day notices of termination of tenancy for lease violations, elimination of junk fees (e.g. amenity fees, administration fees, penalty fees), and other means to eliminate housing barriers and enhance housing stability.

Minimum requirements from 2024 AHDF proposals may be waived for housing preservation projects due to potential tenant displacement, and/or potential limits on how existing projects may be modified if they are purchased or receive reinvestment.

**NET GPR EFFECT:** \_\_\_\_\_ **\$0**

