DANE COUNTY BOARD OF SUPERVISORS
2025 CAPITAL BUDGET AMENDMENT

Amendment # HHN-C-01	
Sponsor:	Supervisors Engelberger, Wegleitner, Rylander, Blazewicz
Oversight Committee Action:	Health and Human Needs, approved 7-0, YGP 1-0
Personnel & Finance Action:	
Department:	Human Services
Program:	Capital Budget

Motion:
(revenue/expenditure/text effect)

Increase expenditures and borrowing proceeds by $2 million to support the Madison Area Community Land Trust in property acquisition, construction, and rehabilitation of properties for their permanent affordable home ownership program. Also add the following language to 2024 RES-145: "The 2025 Capital Budget includes $2 million to support the Madison Area Community Land Trust efforts to offer permanent affordable owner occupied housing. A minimum of $1M of the funds shall be used to provide affordable home ownership opportunities outside the City of Madison. Properties acquired using these funds will be made available to households at or below 50% of area median income."

Line Item Detail:

Org	Object	DESCRIPTION:	Amount
HSCAPPRJ	NEW	COMMUNITY LAND TRUST INVESTMENT	$2,000,000
HSCAPPRJ	87947	BORROWING PROCEEDS	$2,000,000

Intent/Justification

This amendment implements strategies in the Regional Housing Strategy for providing more pathways to home ownership, particularly Strategy 17 to expand the use of community land trusts. Madison Area Community Land Trust provides housing to people, not for profit. MACLT's mission is to liberate land for the benefit of historically marginalized populations at the lowest incomes possible, preserve urban space for community use, and create deeply and permanently affordable homeownership opportunities for those typically exploited by the housing market. MACLT has over 60 permanently-affordable homes in their land trust, which remain affordable for low-income and first-time homebuyers over generations. MACLT owns the land under the home, and the homeowner leases the land from the CLT using a 98-year renewable ground lease. The homeowner agrees to pay it forward to the next buyer by selling the house at an affordable price based on a resale formula (initial purchase price + 1% simple interest per year home owned + qualified capital improvements). MACLT facilitates the sale of the home with an equity-focused policy for choosing the next buyer based on need, prioritizing those who have been systematically excluded from buying homes and targeting buyers considered “very low income,” whose incomes are below 50% of the county median income.

NET GPR EFFECT: $0

DANE COUNTY BOARD OF SUPERVISORS
2025 CAPITAL BUDGET AMENDMENT

Amendment # HHN-C-02	
Sponsor:	Supervisors Wegleitner, Fries
Oversight Committee Action:	Health and Human Needs, approved 7-0, YGP 1-0
Personnel & Finance Action:	
Department:	Human Services
Program:	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."

Line Item Detail:

Org	Object	DESCRIPTION:	Amount
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 discplacement, and/or potential limits on how existing projects may be modified if they are purchased or receive reinvestment.

NET GPR EFFECT: $0

DANE COUNTY BOARD OF SUPERVISORS
2025 CAPITAL BUDGET AMENDMENT

Amendment # HHN-C-03	
Sponsor:	Supervisors Wegleitner, Fries
Oversight Committee Action:	Health and Human Needs, approved 7-0, YGP 1-0
Personnel & Finance Action:	
Department:	Human Services
Program:	Capital Budget

Motion:
(revenue/expenditure/text effect)

Increase expenditures and borrowing proceeds by $8 million to fund construction of affordable housing, preservation of affordable housing, or acquisition and rehabilitation of affordable housing and add the following language to 2024 RES-145: "The Capital Budget includes $8 million for affordable housing projects that do not use Low Income Housing Tax Credits and may also be used for preservation of expiring LIHTC projects. Funded projects will have a minimum 40 year affordability period. Projects will also prioritize low-income housing preservation, incentivize projects that serve marginalized households with a housing first approach, particularly households with criminal record barriers, child welfare or youth justice system involvement, 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."

Line Item Detail:

Org	Object	DESCRIPTION:	Amount
HSCAPPRJ	NEW	NON-LIHTC HOUSING FUND	$8,000,000
HSCAPPRJ	84794	BORROWING PROCEEDS	$8,000,000

Intent/Justification

RHS sets forth Action Step 1.5 which calls on the county to expand funding to “support broader types of projects, including smaller multi-family projects; acquisition/ rehab; owner-occupied; projects that are not competitive for LIHTC 9% tax credits; prioritize projects with public transit access and connectivity, low energy use, green infrastructure and climate resiliency.” Strategy 12 is to support acquisition and rehab of affordable units.

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; (2) income and rent-restricted units; and (3) naturally occurring affordable housing.
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.
Tenant selection policies which advance fair housing goals and tenant protections through use of the tenancy addendum developed by HAA and consideration of further protections, in consultation with the Health and Human Needs 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.

NET GPR EFFECT: $0