

APPROVING AGREEMENTS AND PURCHASES
SUPPORTING A HOUSING FACILITY
AT 7933 TREE LANE IN THE CITY OF MADISON

Dane County has partnered with the City of Madison to support the expansion of affordable housing in the community. The City of Madison issued a Request for Proposals (RFP) to identify a qualified developer for a supportive housing facility to serve families in the City of Madison. The City selected Heartland Development of Chicago, Illinois, to complete the project. Heartland made application to the Wisconsin Housing and Economic Development Authority (WHEDA) and was awarded a portion of the supportive housing tax credits available. Since that time, Heartland has completed the project development details and secured a tax credit investor to fund the project.

The project will be located at 7933 Tree Lane in the City of Madison. The total project cost is approximately \$11.7 million. The City of Madison is contributing \$1,615,000 toward these costs and the County, through the agreements approved by this resolution, will contribute \$1,000,000. Construction is expected to commence in spring of 2017. The building will include 19 two-bedroom units, 23 three-bedroom units and 3 four-bedroom units. Residents will also be offered supportive services at the site.

Since statutes do not allow the County to make a grant directly to Heartland for development costs, an alternative strategy was developed to allow the County to assist the project. This strategy involves the County purchasing the land where the development will be located and purchasing a portion of the building itself using a condominium arrangement for a non-housing unit on the first floor. The County will purchase these assets and lease them back to Heartland for a nominal annual fee.

THEREFORE BE IT RESOLVED that the County Board authorizes the purchase of land at 7933 Tree Lane, and the purchase of the condominium unit to be developed by Heartland at the same address, and

BE IT FUTHER RESOLVED that the County Board authorizes the lease of the land and the condominium unit to Tree Lane Apartments, LLC, and the County Executive and County Clerk are authorized to execute the leases;

BE IT FINALLY RESOLVED that the County Real Estate staff are authorized to execute documents necessary to purchase both the land and the condominium unit, and the Controller is authorized to make payments necessary for these purchases.