

**DANE COUNTY
POLICY AND FISCAL NOTE**

Title of Resolution or Ord. Amd.:

_____ Original	_____ Update	Substitute No.
Sponsor:		Resolution No. 2020 RES-262
Vote Required:		Ordinance Amendment No. _____
Majority X	Two-Thirds	

APPROVING AGREEMENTS FOR AN AFFORDABLE HOUSING PROJECT AT 6270 LIMESTONE LANE IN THE CITY OF FITCHBURG 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 \$2,050,000 to JT Klein, also known as its affiliate JTK Limestone Ridge, LLC, for the Limestone Ridge Apartments to be constructed at 6270 Limestone Lane, Fitchburg, WI.

The development is 100% affordable, and will have a total of 116 units. 4 units will be income restricted to those earning less than 30% area median income (AMI), 59 units will be restricted to those earning less than 50% AMI, 8 units will be restricted to those earning less than 60% AMI, 29 units will be restricted to those earning less than 70% AMI, and the remaining 16 units will be restricted to those earning less than 80% AMI. Of the 116 units, 14 units will be targeted to individuals and/or families that are receiving case management services on the Community-wide Priority list for Housing, and 8 units will include project-based vouchers.

Current Policy or Practice -

Real estate agreements require approval of the County Board,

Impact of Adopting Proposal -

JT Klein will partner with Lutheran Social Services of Wisconsin and Upper Michigan to provide supportive services to residents from the Community-wide Priority list for Housing.

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 \$2,050,000 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:

The term of the debt issued to support the affordable housing project fund will be 30 years.

Expenditure/Revenue Changes:

Expenditures -	Current Year		Annualized		Revenues -	Current Year		Annualized	
	Increase	Decrease	Increase	Decrease		Increase	Decrease	Increase	Decrease
Personal Services					County Taxes				
Operating Expenses					Federal				
Contractual Services					State				
Capital	\$2,050,000				Other	\$2,050,000			
Total	\$2,050,000	\$0	\$0	\$0	Total	\$2,050,000	\$0	\$0	\$0

Personnel Impact/FTE Changes:

N/A

Prepared By:

Agency:		Division:	
Prepared by:	Der Xiong	Date:	11/3/2020
Reviewed by:	Chad Lillethun	Phone:	242-6314
		Date:	11/3/2020
		Phone:	242-6431