

**DANE COUNTY
POLICY AND FISCAL NOTE**

Title of Resolution or Ord. Amd.:

<input type="checkbox"/> Original	<input type="checkbox"/> Update	Substitute No.
Sponsor:		Resolution No. 2025 RES-115
Vote Required:	Majority <input checked="" type="checkbox"/>	Ordinance Amendment No. _____
Two-Thirds	3/4	

AUTHORIZING A HOME-ARP CONTRACT FOR THE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT AT 6704 ODANA ROAD IN THE CITY OF MADISON DCDHS – HAA DIVISION

Policy Analysis Statement:

Brief Description of Proposal -

This resolution authorizes a contract with Merchant Place Apartments-Madison, LLC in the amount of \$1,617,059.

Current Policy or Practice -

Authorizing submissions require County Board approval.

Impact of Adopting Proposal -

Merchant Place Apartments will be located at 6704 Odana Road, Madison, WI 53719, and is a 124-unit affordable housing development.

Fiscal Estimate:

Fiscal Effect (check all that apply) -

☐ No Fiscal Effect
☐ Results in Revenue Increase
☒ Results in Expenditure Increase
☐ Results in Revenue Decrease
☐ Results in Expenditure Decrease

Budget Effect (check all that apply)

☒ 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:

\$1,617,059.40 of the funds have been allocated to Northpointe Development II Corporation, also known as its affiliate Merchant Place Apartments-Madison, LLC, to develop Merchant Place Apartments. \$300,000.00 of funds have been allocated for supportive services to be provided by WayForward Resources. WayForward Resources, as the supportive services partner, will be occupying commercial space at the property to provide Case Management Services as well as serve a partial food pantry.

Unspent funds shall be carried forward for expenditure in future years. There is no change to Levy.

Expenditure/Revenue Changes:

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

Personnel Impact/FTE Changes:

N/A

Prepared By:

Agency:		Division:	
Prepared by:	Der Xiong	Date:	7/23/2025
Reviewed by:	Chad Lillethun	Phone:	358-6085
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