

**AFFIRMING THE 2025 AFFORDABLE HOUSING DEVELOPMENT FUND – NON LIHTC
AWARDS
DCDHS – HAA DIVISION**

Dane County Department of Human Services (DCDHS) Housing Access and Affordability (HAA) plans to award funding to five projects from the 2025 Affordable Housing Development Fund - Non LIHTC to support the construction or preservation and/or rehabilitation of sixty-nine units of affordable housing. The fund had \$8,000,000 to award through an application process in 2025.

Submitted eligible applications totaled \$3,926,399 in funds requested. Awarded projects will generate four (4) new units of affordable housing in the Village of Waunakee, and preserve and/or rehabilitate sixty-five (65) units in the communities of Madison, Fitchburg, and Stoughton.

Review of the applications resulted in award recommendations to the following projects:

- A. \$544,157 to ReJenerate Housing Cooperative for ReJenerate Housing, a nine (9) unit project located at 911 Jennifer ST, Madison. The proposed project includes seven (7) single room occupancy (SRO) units, one (1) 2-bedroom, and one (1) 4-bedroom unit. All nine (9) units will be affordable: three (3) for households at 30%, and six (6) at 50% of the County Median Income (CMI). ReJenerate Housing will target three (3) units to individuals experiencing homelessness. The project will be permanently affordable. Awarded dollars will allow for the completion of rehabilitation of project.
- B. \$1,200,000 to Sunny Side Development for Greenway Cross, a sixteen (16) unit project located at 1810-1814 Greenway Cross, Fitchburg. The project will include eight (8) 1-bedroom, and eight (8) 2-bedroom units. Ten (10) units will be affordable to households at 50%, and two (2) units at 80% CMI. The remaining units will be offered at market rate. Two (2) units will be targeted to households experiencing homelessness. The project will be permanently affordable. Awarded dollars will allow for the acquisition and rehabilitation of the project.
- C. \$1,254,000 to Movin' Out for Elven Sted, a thirty-three (33) unit project located at 631 8th ST, Stoughton. The proposed project includes four (4) 1-bedroom, seventeen (17) 2-bedroom, and twelve (12) 3-bedroom units. Five (5) units will be affordable to households at 30%, four (4) units will be affordable to households at 40%, twelve (12) units at 50%, and eleven (11) units will be affordable to households at 60% CMI. The remaining unit will be offered at market rate. The project has committed to a period of affordability of 40 years. The awarded dollars will allow for the preservation and rehabilitation of existing income and rent restricted rental housing.
- D. \$850,000 to Casa4U, LLC for 606 Reeve Dr, a twelve (12) unit project located at 606 Reeve DR, Waunakee. The project will include five (5) 1-bedroom, and seven (7) 2-bedroom units. Four (4) units will be affordable at 60% CMI. The remaining will be offered at market rate. The project has committed to a period of affordability of 40

46 years. The awarded dollars will subsidize the construction of four (4) new units of
47 income and rent-restricted housing.
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- 49 E. \$78,242 to Zapata Housing Cooperative for Zapata Housing, a twelve (12) unit
50 project located at 722 Moorland RD, Madison. The project will include eleven (11)
51 SROs, and one (1) 1-bedroom apartment. All units will be affordable at 60% CMI.
52 The project will be permanently affordable. The awarded dollars will allow for the
53 completion of the rehabilitation of the project.
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55 Individual project funds will be granted to the Dane County Housing Authority (DCHA) that will
56 then loan funds to project developers pursuant to the executed Memorandum of Understanding
57 between Dane County and the DCHA. DCHA will receive an administrative fee for each project
58 structured with a grant from the County to DCHA and a loan from DCHA to the developer. The
59 administrative fee will be added to the applicant funding request.

60 Resolutions specific to each individual project will be forwarded to the County Board to approve
61 documents related to the financing structure of each individual project.

62 **THEREFORE, BE IT FINALLY RESOLVED** that the County Board affirms the awards for the
63 2025 Affordable Housing Development Fund – Non LIHTC.