

**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**

Dane County is an Entitlement Community under two U.S. Department of Housing and Urban Development (HUD) grant programs: the Community Development Block Grant (CDBG) and the Home Investment Partnerships (HOME). The intent of the HOME Program is to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing for very low-income and low-income families.

Public Law 117-2, the American Rescue Plan (ARP), authorized \$5 billion to assist individuals or households who are homeless or at risk of homelessness and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter to reduce homelessness and increase housing stability across the country. Entitlement communities are eligible to receive a one-time HOME-ARP allocation using the HOME Program formula; Dane County received an allocation of \$2,255,364.

Before receiving its HOME-ARP allocation, Dane County submitted to HUD a HOME-ARP Plan describing the consultation and public participation process, how the County intends to distribute the funds, and how the funds will be used to address the needs of the qualifying populations (QPs). The final HOME-ARP Plan was submitted and approved by HUD on April 5, 2023.

The County established a competitive application process for the allocation of the grant funds. Applications for HOME-ARP funds were solicited beginning April 17, 2024, and were due May 31, 2024. The Application Review Team, a subcommittee of the CDBG Commission, met in July 2024 to hear presentations by the applicants and to make initial recommendations to the full CDBG Commission. The CDBG Commission made its preliminary recommendations at its August 6, 2024 meeting.

A draft of the HOME-ARP Funding Recommendations and Notice of Public Hearing was published in the WI State Journal and posted on the County website beginning on August 9, 2024 for public review and comment. The CDBG Commission finalized the following recommendation at their September 10, 2024 meeting:

Development	Developer & Supportive Service Provider	HOME-ARP
Merchant Place Apartments	Northpointe Development II Corporation, WayForward Resources	\$1,917,059.40

\$1,617,059.40 of the recommended \$1,917,059.40 HOME-ARP funds have been allocated to Northpointe Development II Corporation, also known as its affiliate Merchant Place Apartments-Madison, LLC, to develop Merchant Place Apartments. Merchant Place Apartments will be located at 6704 Odana Road, Madison, WI 53719, and is a 124-unit affordable housing development with units at rents between 30% AMI and 80% AMI. All of the units will be rent-restricted and affordable, as the need for affordable housing in Dane County is significant. 73% of the units will be affordable to low, very low-income, and extremely low-income households. 20.9% of the units will be 3-bedroom units for large families. 20% of the units will be targeted

towards households, including veterans and qualifying populations, that are in need of supportive services. A total of 7 units are earmarked as being HOME-ARP units for qualifying populations (QPs) per HOME-ARP requirements.

\$300,000.00 of the recommended \$1,917,059.40 HOME-ARP funds have been allocated for supportive services to be provided by WayForward Resources (formerly known as Middleton Outreach Ministry). 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. The HOME-ARP program will pay for the supportive services of the QPs who are homeless, at risk of homelessness, and other vulnerable populations, as allowed by the HOME-ARP program. The contract with WayForward Resources will be awarded at a later time, closer to construction completion and occupancy.

**NOW, THEREFORE, BE IT RESOLVED** that the following contract be awarded and that the County Executive and County Clerk are hereby authorized and directed to sign the agreement on behalf of Dane County, and that the Controller is authorized to make payments related to the execution of the contract.

<u>Vendors</u>	<u>Contract Amount</u>
Merchant Place Apartments-Madison, LLC (Northpointe Development II Corporation)	\$1,617,059.40

**BE IT FINALLY RESOLVED** that the unspent funds be carried forward for expenditure in future years.