

Using TIF Extension Funds to Support Affordable and Workforce Housing

Program Presenters:

Lauren Dietz, Village
of Waunakee

Elise Cruz, Village of
Oregon

Becky Binz, City of
Sun Prairie

Matt Frater, City of
Madison



**TAKING THE NEXT STEP
TOGETHER.**

Regional Housing Network (RHN) Meeting June 13, 2024



VILLAGE OF OREGON

Recent developments funded with TID Affordable Housing Carryover Funds

Elise Cruz, AICP, Director of Community Development

Genesis Housing

- \$168k spent in matching funds for Federal Home Loan Bank of Chicago grant
- Funds went towards preservation and renovation of 40 apartment units, all built in early 1970s
- Rental housing for extremely low-income seniors and those with disabilities



Habitat for Humanity

- \$180k promised for creation of 8 owner-occupied duplex units on Kay Court
- 3 bedroom, 2 bath units
- Payment upon completion of first 4 units and then final 4 units
- Redevelopment of former summer camp, preservation of historic structures



Remaining Funds

- \$150k remaining for eligible projects
- Opportunity to serve projects not in a TID

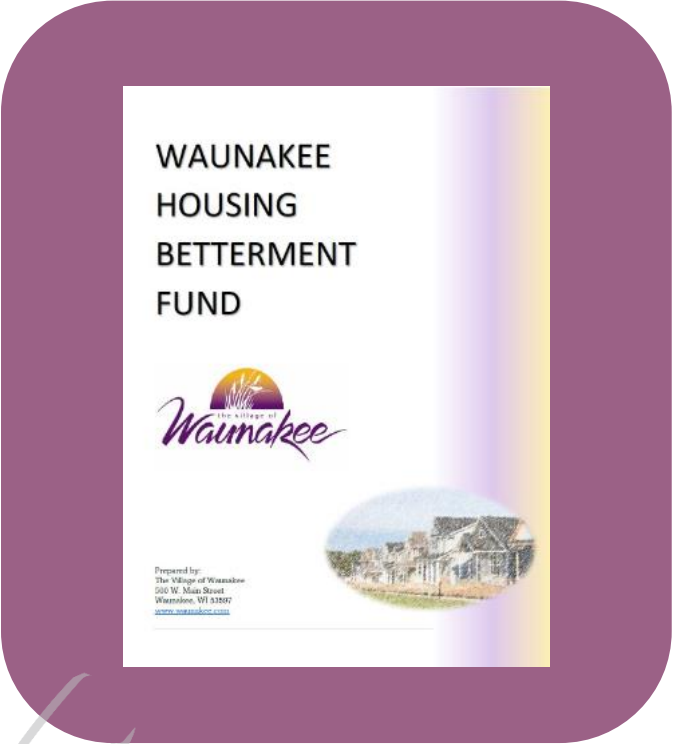




Waunakee Housing Betterment Fund

Affordable Housing Rehab Grants





Funding

1-year TID Extension

TID 2 closure: \$477,737
TID 3 closure: \$589,272

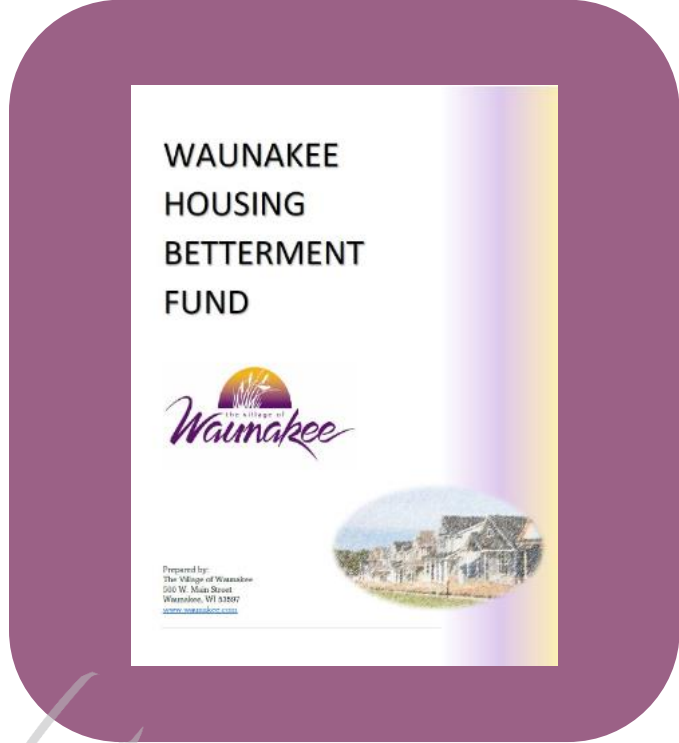
Running Total

(326,600) LIHTC contribution
\$740,409

Projected Closures:

TID 4 (2025): \$101,389
TID 5 (2026): \$579,140
TID 6 (2031): \$1,718,884

\$841,798
\$1,420,938
\$3,139,822



Grants

Non-Repayable

How much per cycle/per year?

Things We've Learned



Website

If you want a lot of phone calls, fill your website with tiny text and links, then put your contact info at the bottom of the page.

Also, don't explain how to read the HUD income chart.

Waunakee Housing Betterment Fund

The Waunakee Housing Betterment Fund (WHBF) is a program developed by the Village of Waunakee to benefit Waunakee's affordable housing stock and help increase appearance and quality. WHBF aims to work with citizens to invest in both them and their homes. This program will be financed through a Tax Increment Financing (TIF) law known as the "Affordable Housing Extension". The law allows a community to extend a TIF district up to one year when that district's debt is retired, and all project costs are paid. The increment created from the extension is then used to benefit affordable housing and improve housing stock within the community. Funds awarded under this program will be available in the form of reimbursement grants.

APPLICATION REVIEW PERIODS

Applications for the Waunakee Housing Betterment Fund will be accepted on a continuous basis throughout the year. Applications received will be reviewed based on their submittal dates as follows:

- Applications received between January 1 - April 30 will be reviewed at the May Community Development Authority Meeting.
- Applications received between May 1 - August 30 will be reviewed at the September Community Development Authority Meeting.
- Applications received between September 1 - December 31 will be reviewed at the January Community Development Authority Meeting.

APPLICATION PROCESS

The following documents must be submitted in order to be considered for this program:

1. [WHBF Program Application](#) Signed and dated by all applicants (all owners of the property shall be listed as applicants, include additional signatures if needed)
2. [Pre-Documentation Checklist](#) and the supporting documents requested on the checklist.
 - Additional documentation required includes Paystubs, Recent Taxes, Retirement Distribution Statements, Bank Statements, 401k, SSA or other income statements, Pre-project Photos, Project Quote from Contractor and Copy of Homeowners Insurance Policy. Documents needed will vary based on each applicants situation.
 - Signed [Certification of Non-Filing](#) if you do not file federal taxes, and the requested documents from this form.
 - Signed [Certification Regarding Income](#) (Self-Employment only)
3. [Signed Contract for Services](#) The top part of this document should be completed with the applicants name and address. Applicant(s) should then sign the bottom of the last page
4. Signed [W-9 Form](#) for the applicant (not contractor)
5. Additional documents may be requested from the applicant after staff review if there are any items that need clarification.

Please review the [WHBF Program Policy](#) prior to submitting your application. This document explains the guidelines for the program and which projects and homes are eligible.

- Reimbursable grants will be awarded as 1:1 matching grants between \$2,000-\$10,000. This means the amount of any grant will be equal to the amount you will have paid out of pocket at the end (Ex. A \$10,000 project is eligible for a grant of \$5,000).
- All work must be completed by a licensed, bonded and trained professional and quoted completely with itemized estimates before an application is submitted. **DIY projects are not eligible.**
- Projects that are requesting grant funding **MAY NOT BEGIN** until after the application has been reviewed by the CDA.
- A homeowner may only be approved for one award every 5 years.
- In addition to other criteria, applicants income will be reviewed and compared to the current [Area Median Income](#) as determined by HUD. Please refer to the scoring matrix (appendix c) in the WHBF Policy Document for complete information on how applications will be scored and reviewed. **Applying for this program does not guarantee funds will be awarded.**

Questions?

For questions regarding the Waunakee Housing Betterment Fund, please contact Community Development Director, Lauren Dietz, at (608) 850-2830 or ldietz@waunakee.com

WAUNAKEE HOUSING BETTERMENT FUND POLICY

WAUNAKEE HOUSING BETTERMENT FUND



Prepared by:
The Village of Waunakee
100 W. Main Street
Waunakee, WI 53188
www.waunakee.com

What Do You Mean?

Scoring

	0	1	2	3	score
Household Income (x3)	>100% AMI	81-100% AMI	51-80% AMI	= or <50% AMI	
Housing Value (x2)	\$450,000+	\$400,000 - 449,999	\$350,000 - 399,999	< \$350,000	
Age of structure	< 20 yrs	20 - 40 yrs	40 - 60 yrs	> 60 yrs	
Repair Need	Project does not need repairs; primarily cosmetic	Project could use minimal repairs	Project is in need of average repair; wear and tear clearly visible	Project in need of major repair and may impact future sellability	
Livability	Project does not add to the livability of the home	Project adds minimal value to livability of the home	The project adds average livability to the home	The project adds a great amount of livability to the home	
Total score					

Scoring: highest possible score = 24; a minimum score of 16 pts is needed to be considered for disbursement of funds

Repair Need - to what degree is the project a need vs. a want; aesthetic vs. structural; improve energy efficiency, etc.

Median Household Income amount to be determined annually; source data: **most recent ACS 5-yr data and HUD guidelines inclusive of # of people in household**

Median Home Value amount to be determined annually; source data: **Waunakee Assessor**

Benchmark references:

Census Bureau ACS 5-yr estimate of **median value** - \$453,500 (for Waunakee)

Census Bureau ACS 5-yr estimate of **median household income** (in 2022 dollars) - \$132,305 for Waunakee)

[132,305/12 = 11,025.42/month; 11,025.42 x 0.30 = 3,307.63; housing costs = < 3,307.63/month considered affordable, costs > 3,307.63/month considered cost burdened]

What Do You Mean?

Definitions

- “Median Income” – Wauankee’s or HUD Madison Metro?
- The program says “60 days of pay stubs” – Social Security doesn’t send monthly statements
- What does “livability” mean?
- How do you estimate repair need on a still-working mechanical system?
- Do you use the HUD income thresholds, or the ACS thresholds?





**I don't pay
taxes**

**My AC died, it's
1,000 degrees
outside, and I
can't wait until
September**

**I don't have
pay stubs**

What do you do?

01

I don't pay taxes

Affidavit of non-filing of taxes

02

I don't have pay stubs

Hand-written ledger, bank statements, affidavit verifying income

03

It can't wait

What does your program say?

04

I'm on a payment plan with my contractor

Program is a reimbursement grant



What about Emergencies?

Emergency Fund

Do you wait for the 80-year-old lady's 22-year-old HVAC and 17-year-old AC to die to deem it a necessary upgrade? How do you score it? What's the expected lifetime of a furnace or central AC unit? What if it dies in between the triannual reviews?



Windows

1970s house

Original wooden casement windows



Siding

1970s house

“That looks like bad maintenance, should we be funding poor homeownership?”



Roofing

1990s house

“Should we be giving money to someone who is going to be reimbursed by insurance or another grant program?”



First Round of Applications

6 applications

\$33,838.44



June 13, 2024



Thank you!

Lauren Dietz, AICP | Community Development Director

ldietz@waunakee.com

<https://www.vil.waunakee.wi.us/1138/Waunakee-Housing-Betterment-Fund>



City of Sun Prairie Use of TIF Affordable Housing Extension

Regional Housing Network Meeting | June 13, 2024



SUN PRAIRIE
revolves around you

Intro

- Becky Binz, AICP
- Housing & Equitable Development Planner
@ City of Sun Prairie



Overview: Sun Prairie Affordable Housing Fund



- Purpose: Support housing goals in Sun Prairie
 - Add and Preserve Affordable Housing Units
 - Expand Housing Choice
 - Increase Housing Stability
 - Improve the Quality, Accessibility, and Attainability of Housing
- Starting 2024 Fund Balance: \$126,400
 - Funded with TIF Affordable Housing Extension (1 closure) & recurring \$10k general fund contribution since 2023

Three Funded Projects



SATELLITE TENANT
RESOURCE CENTER OFFICE



ADMINISTRATION OF ANTI-
RETALIATION PROGRAM



HOUSING & EQUITABLE
DEVELOPMENT PLANNER
SALARY



Satellite Tenant Resource Center Office

- **Description:** TRC providing housing counseling, mediation, EDDP, & Community Outreach/Education in Sun Prairie
- **Goal:** Address need for bilingual renter and landlord support, support for those with evictions
 - Need identified by 2022 Housing Study & Partner Nonprofit
- **Cost:** \$75,000 annual total
 - split 50/50 between City & County (\$37,500 each)
 - 3 days in SP, 2 days in Madison
- **Impact:** Q1 Report (Jan 22-March 25)
 - 112 calls on TRC's Sun Prairie phone line
 - 15 documented drop-in visits to TRC's Sun Prairie office



Satellite Tenant Resource Center Office

- **Lessons Learned:**
 - **Majority of the work occurred upfront**
 - Budgeting, contracting, legal reviews
 - **Outreach**
 - **Importance of checking in with orgs and other municipalities on housing work**
 - Idea generation, lessons learned, partnerships, support



Administration of Retaliation Ordinance

- **Description:** Contract with the Madison Department of Civil Rights to do mediation, investigation, and conciliation between renters and landlords for retaliation cases (ordinance enforcement).
 - Sun Prairie adopted a retaliation ordinance in 2023
- **Goal:** Protect tenants who complain about a building code violation and later receive some form of retaliation by their housing provider.
- **Cost:** \$15,000, time and materials
- **Impact:** TBD – roll out in September 2024



Housing & Equitable Development Planner

- **Goal:** Hire someone to dedicate time to housing work
 - Recommendation from 2022 Housing Study
- **Cost:** \$35,000 from AFH (remainder from ARPA funds, TID funds)
- **Impact**
- **For Consideration:** future funding for position – AHF or General Fund

SUN PRAIRIE HOUSING SNAPSHOT 2023

Housing Goals	HOUSING ACTIONS TAKEN	GOALS SUPPORTED
1. Add and Preserve Affordable Housing Units	<ul style="list-style-type: none"> Adopted Retaliation Prohibited Ordinance (Ch. 9.18) and secured funding for investigation and mediation services. 	#3 & #4
2. Expand Housing Choice	<ul style="list-style-type: none"> Adopted Secure Entry Ordinance (Ch. 15.36.035). 	#3 & #4
3. Increase Housing Stability	<ul style="list-style-type: none"> Funded a satellite Tenant Resource Center in Sun Prairie for 2024. 	#3
4. Improve the Quality, Accessibility, and Attainability of Housing	<ul style="list-style-type: none"> Launched Sun Prairie Housing Coalition with community partners. Created 'Sun Prairie Housing For All' website to consolidate resources for renters, homeowners, etc. Created Down Payment Assistance program criteria (unfunded for 2024). Highlighted Affordable Housing Month – May <ul style="list-style-type: none"> City proclamation Bilingual workshop on Tenants Rights: Evictions (partnered with Tenant Resource Center) First Time Homebuyers Workshop (partnered with WHEDA, local realtor, local bank) Habitat Home Dedication (partnered with Habitat for Humanity of Dane County) Housing Coalition Kickoff (partnered with Sunshine Place, Community Schools, Bank of Sun Prairie, Joining Forces for Families, Media Center) 	#4
	<ul style="list-style-type: none"> Created WHEDA Target Areas for Affordable Housing map to assist low income housing tax credit developers. 	#1
	<ul style="list-style-type: none"> Increased investment in Sunshine Place Bilingual Housing Navigator position. 	#3
	<ul style="list-style-type: none"> Approved project and Tax Increment Finance investment agreement for affordable senior housing. 	#1 & #2
	<ul style="list-style-type: none"> Contributed to the Dane County Regional Housing Strategy. 	#4
	<ul style="list-style-type: none"> Funded and approved grant program for unhoused support service providers for 2024. 	#3





Future Possible TIF AH Extensions

- **\$5.4 Million in 2027**
- **Currently Writing Affordable Housing Fund Policy**
 - Initiatives Discussed at June 2024 Housing Committee meeting:
 - **Strategic Subsidy** – new affordable housing & housing improvement
 - Loans to homeowners/prospective homeowners for DPA and rehab
 - Loans to developers for new affordable owner-occupied housing
 - **Stability** – housing security for all, support for those in affordable housing
 - Grants for supportive services and case management (e.g. TRC, Sunshine Place)
- **Policy Items to consider:**
 - If primarily funded from TID closures, funding is sporadic
 - **TID AH Extensions aren't guaranteed – need to communicate why housing work is important to Council**
 - **After 1/1/2024 need to determine at TID creation**



Becky Binz, AICP

Housing & Equitable Development Planner

City of Sun Prairie

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SUN PRAIRIE

revolves around you

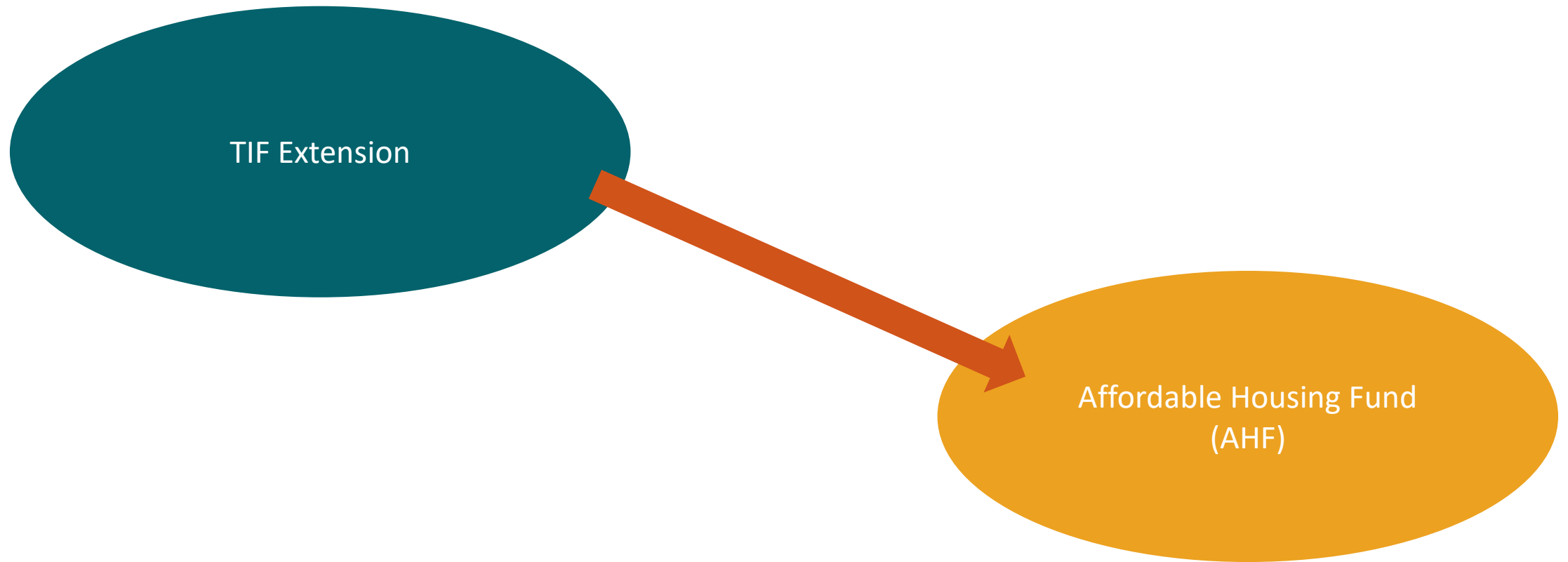


Affordable Housing Fund

TIF Extension Funds | June 13, 2024

City of Madison Community Development Division

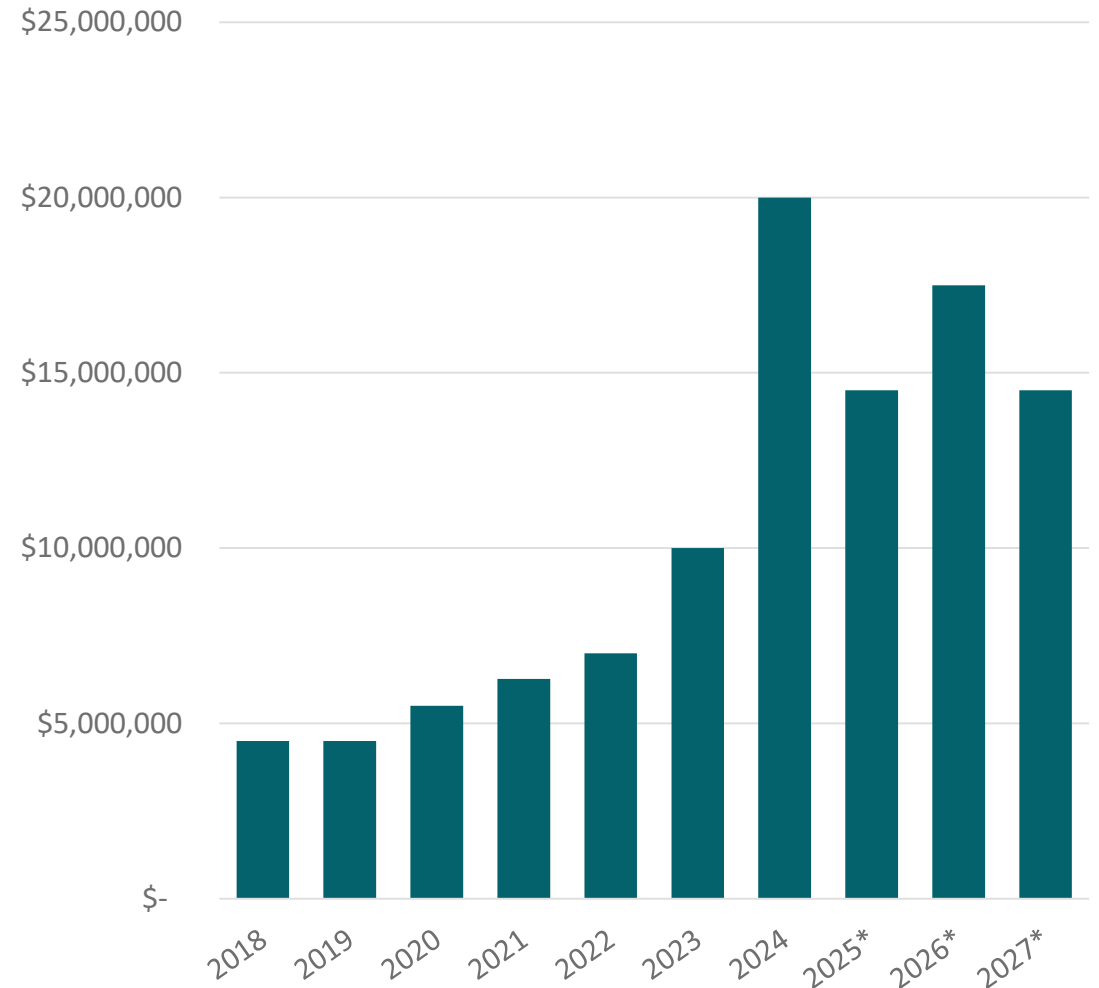
TIF Extension Funds



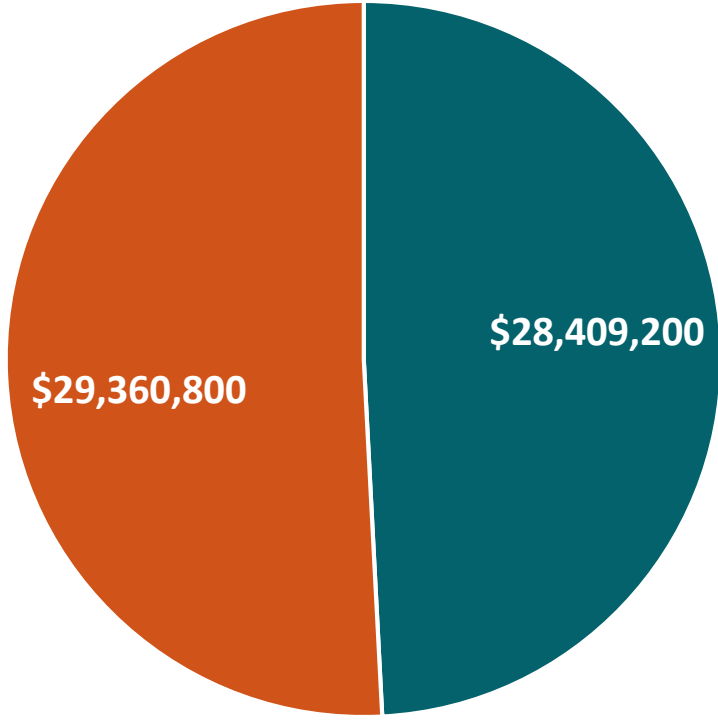
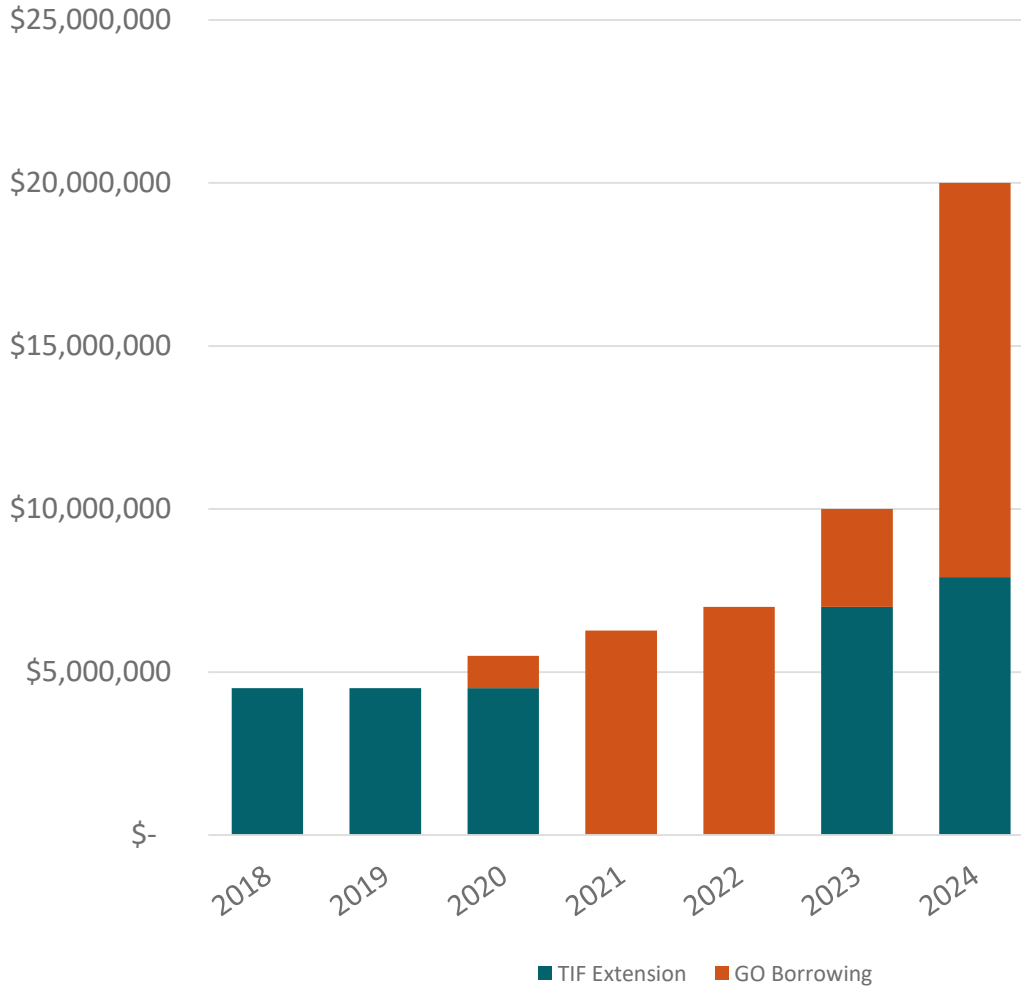
Affordable Housing Fund (AHF)

Overview:

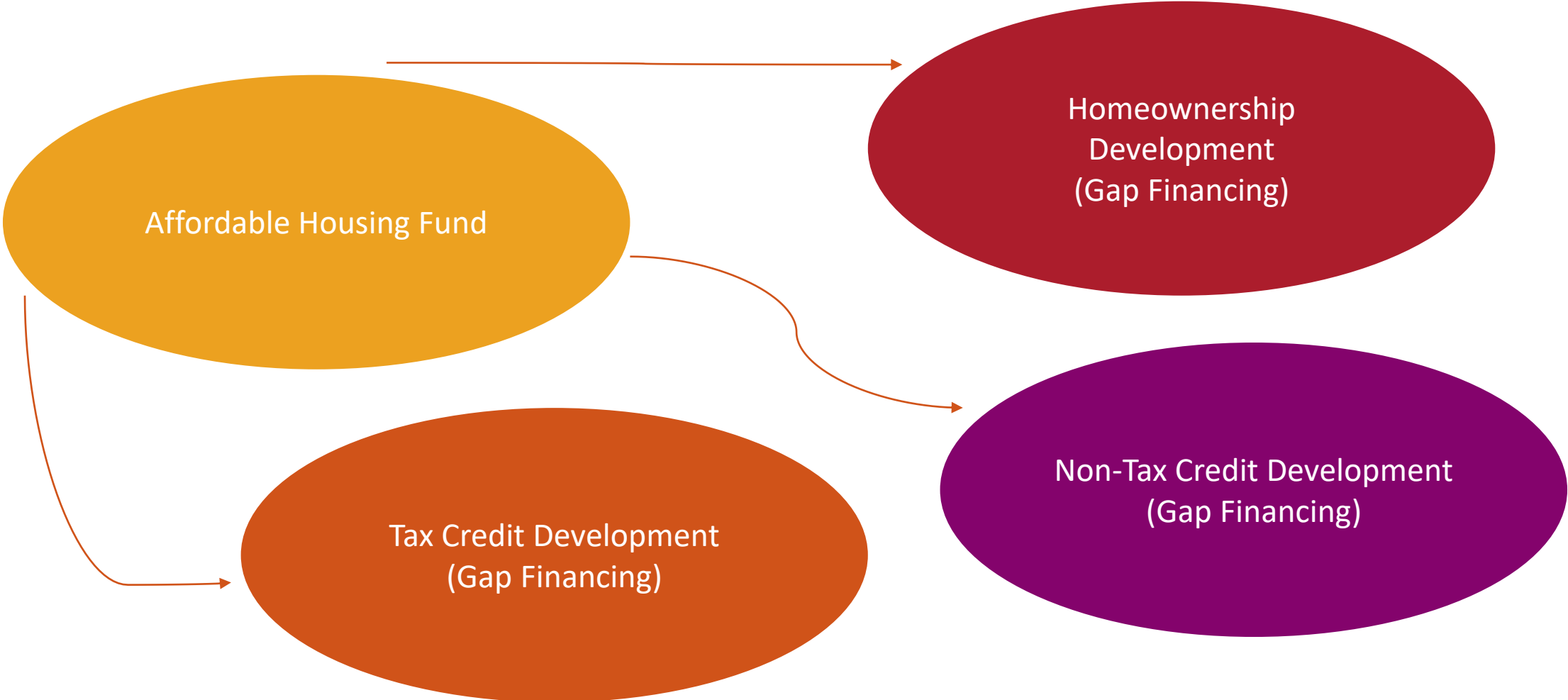
- Created (as it is now) in 2015 budget
 - RFP 2014
- Used to create units affordable to lower income households:
 - 60% AMI limit for Rental
 - 80% AMI limit for Homeownership
- Development funding only (no services)
 - All funding goes out as a loan
 - Focus is on gap financing



Affordable Housing Fund - Sources



TIF Extension Funds





Homeownership RFP

Homeownership Development

- Permanent Affordability
 - Land Trust
 - Acq/Rehab
 - New Construction
- Equity Appreciation
 - Acq/Rehab
 - New Construction
- Cohousing
- Lease to Purchase
 - Acquisition/Rehab
 - New Construction
 - ½ & ½ (in-between model)
- Other homeownership initiatives utilizing other funding sources:
 - Mortgage Reduction
 - Home Repair
 - Homebuyer Education

Homeownership Development

- Largest Barrier
 - Subsidy Required per Unit to make affordable to income-qualified buyers
 - ~\$150,000 per home
 - Not including land costs
- Largest Benefit
 - Stacking of programs can create homeownership opportunities for households with incomes as low as 30% AMI
- [LINK TO RFP & PROGRAM PAGE](#)



Affordable Twin Homes for Sale
5165 GREAT GRAY DRIVE, MADISON, WI 53718

LISTING PRICE: \$235,000

- 2-story, Twin home, Shared Wall
- 1,199 sqft
- 2 bedroom, 1.5 bathroom plus study
- 1 car attached garage
- Open-concept kitchen with a great room
- Solid surface countertops
- Concrete patio from the kitchen
- Barrier-free first floor with 43-inch stairway



The actual floor plans and elevations may differ from those shown based on model/lot size, options, and interpretations as the plans by the developer.

These homes are permanently-affordable Community Land Trust (CLT) homes. Under the CLT model, you would purchase the house, but not the land. The home is cheaper because you are only buying the house and not the land. You get to use the land as if you own it, but you hold a ground lease with the CLT. The ground lease sets a resale formula to keep the home affordable when you move out. You can stay in your home as long as you live -- and you can pass it along to your children or other member of your household, so long as they are below the income requirements. Or you can re-sell and get back the equity you put in, plus some on top.

You should first fill out our **MACLT Pre-Application** ([linked below](#)) and send it to housingemaclt.org to begin the process. All other eligibility criteria do not need to be met in any order; however, all must be met before a prospective buyer can close on a CLT home. If multiple people are interested in a home, a top buyer will be selected according to an equity-based point system in place at MACLT.

2024 Maximum household gross (before taxes) income limit (80% Dane County Median):

Household Size	1	2	3	4	5	6	7	8
Income Limit	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100

ELIGIBILITY CRITERIA FOR THESE HOMES

- Household income must be below 80% county median income (see table below)
- You must not own other property at the time of closing
- The maximum amount of "liquid assets" that you can have in reserves after closing cannot exceed the equivalent of twelve months of Principal, Interest, Taxes, Insurance, and lease fees
- Submit a program pre-application to determine eligibility
- Attend an MACLT orientation with staff
- Be pre-approved for a mortgage at the value of the house available, with necessary down-payment or down-payment assistance
- Attend a HUD-certified homeowner education workshop (completion certificate valid for 18 months)
- To review the City of Madison's full income and asset guidelines [CLICK HERE](#)



EQUAL HOUSING OPPORTUNITY



MADISON AREA COMMUNITY LAND TRUST

housingemaclt.org

(608)571-5568

www.maclt.org



Non-Tax Credit RFP

Non-Tax Credit Development

- Cooperatives
- Non-Profit Developers
- For-Profit Developers
- Generally shallow affordability
- Missing-Middle Style Development
 - Coops
 - 7-15 unit
 - Apartment-style Buildings
 - 11-34 units

Non-Tax Credit Development

- Largest Barrier
 - Subsidy Required per Unit to make affordable to income-qualified renters
 - ~\$50,000 (rehab) - \$100,000 (new construction) per unit
- Largest Benefit
 - Nontraditional development types that are otherwise priced out financially
- [LINK TO RFP AND PROGRAM PAGE](#)

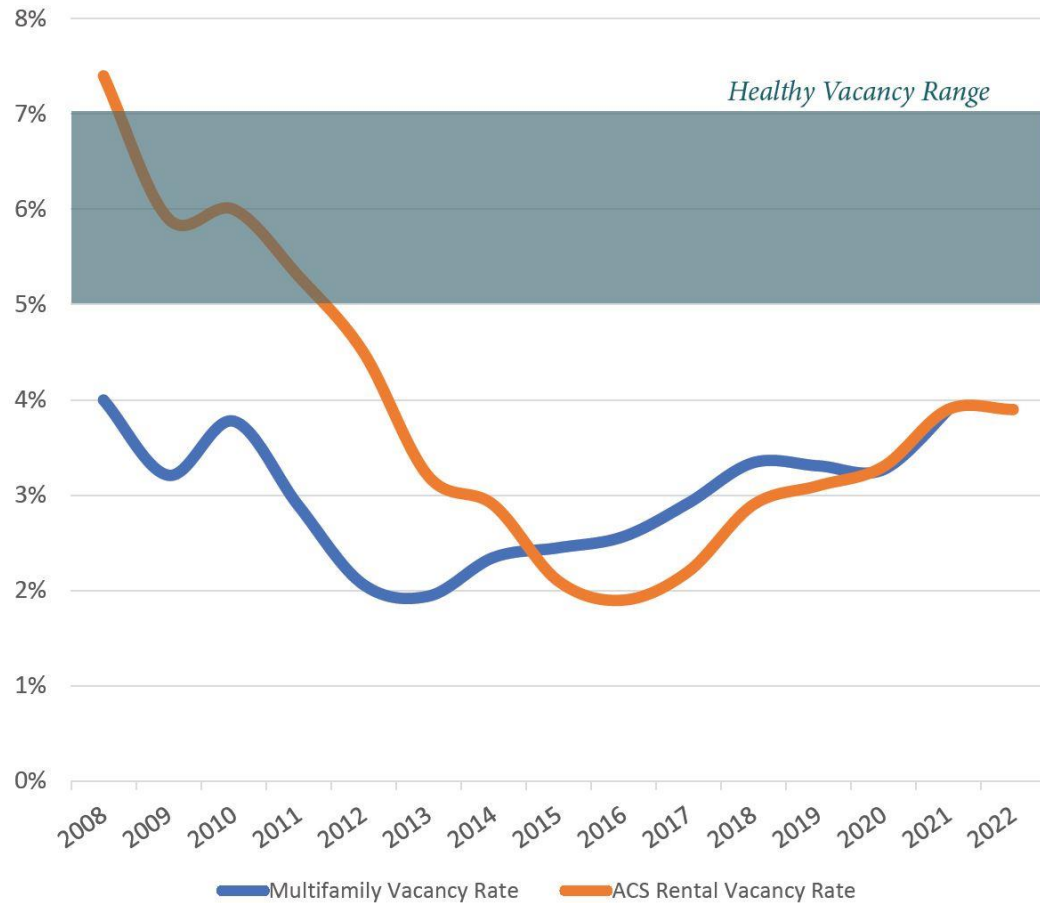




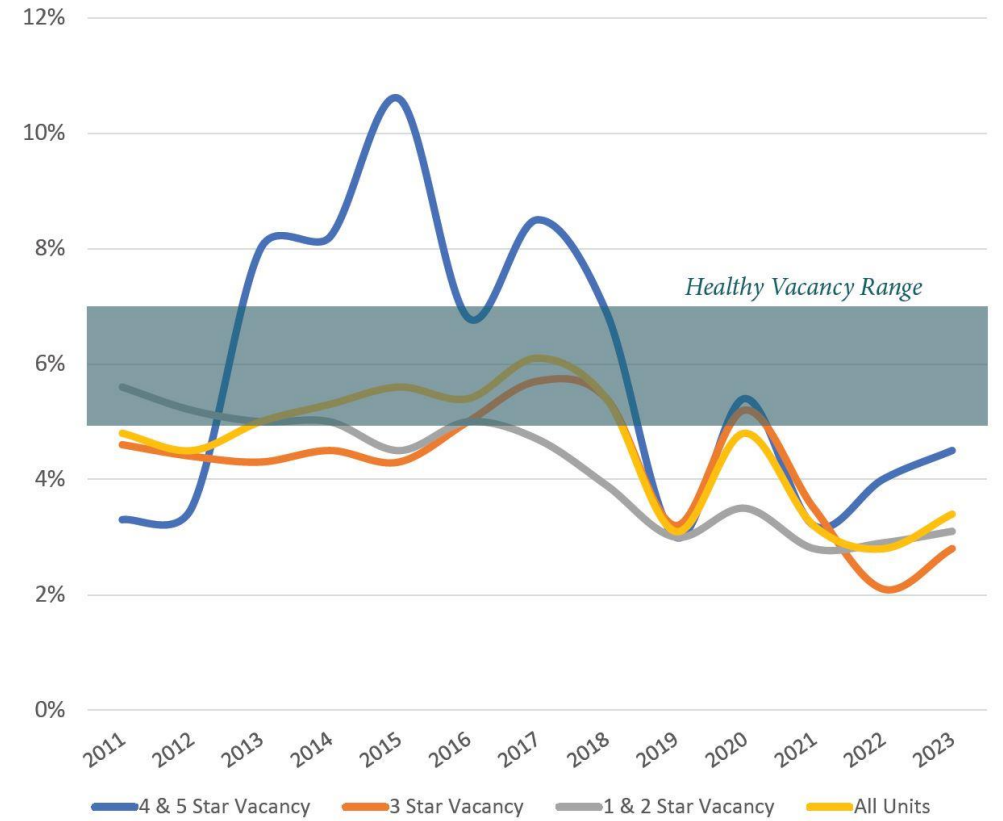
Tax Credit RFP

AHF Tax Credit RFP

Rental Vacancy Rate - ACS and MGE

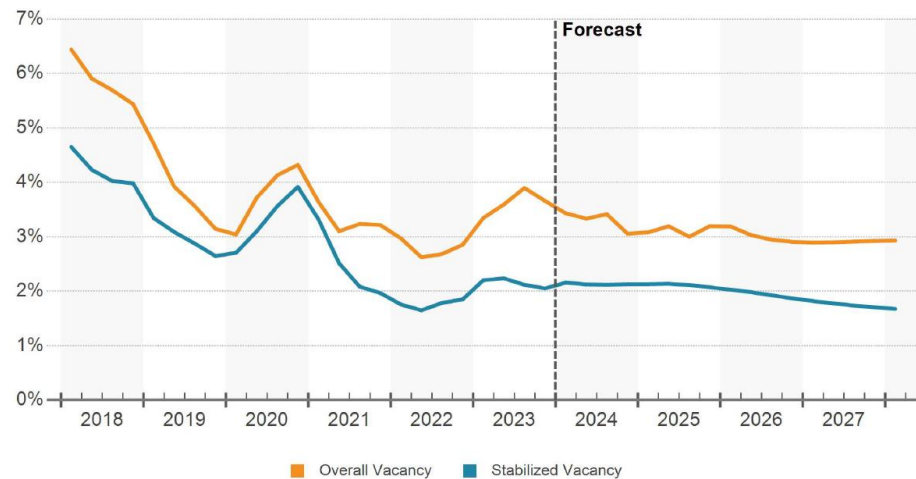


Rental Vacancy Rates by Tier - CoStar Model



AHF Tax Credit RFP

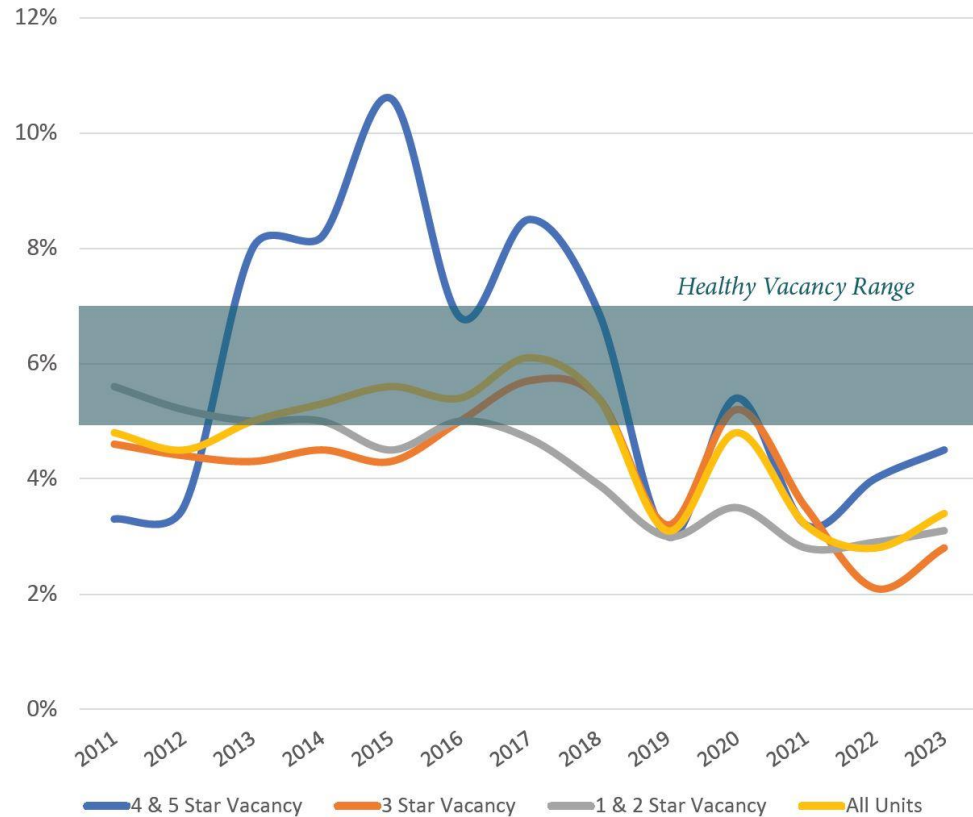
OVERALL & STABILIZED VACANCY



- 4/5 Star Vacancy:
 - Madison: 4.5%
 - National: 10.7%
- 3 Star Vacancy:
 - Madison: 3.1%
 - National: 7.2%
- Compared to 100 largest markets by inventory, current overall vacancy (3.4%) is 3rd lowest in country

AHF Tax Credit RFP

Rental Vacancy Rates by Tier - CoStar Model



- Because vacancy tighter in lower-cost units, rent growth is uneven
- YoY Rent Growth:
 - 4/5 Star Properties: 1.2%
 - 3 Star Properties: 4.7%
 - 1/2 Star Properties: 3.8%

AHF Tax Credit RFP – Where It Started



September 12, 2014

City of Madison, Wisconsin Request for Proposals Developers Seeking 2015 WHEDA Tax-Credits Rental Housing Development Due: Noon on Thursday, October 9, 2014

Purpose

The City of Madison (City) Community Development Division (CDD) is seeking proposals from developers that intend to apply for 2015 WHEDA Low-Income Housing Tax Credits (LIHTC) including bond financing. The City is interested in early coordination with developers to assemble a competitive application to WHEDA. This request is intended to facilitate zoning, plan review, documentation of participation in a competitive process and letters of support. Developers are encouraged to contact the CDD prior to the application deadline to discuss how the City may best support a Tax-Credit application.

The City is also seeking proposals that would utilize City Affordable Housing Initiative (AHI) funds, to leverage 2015 WHEDA Low-Income Housing Tax Credits (LIHTC) including bond financing to meet one or more of the following objectives:

- Increase the quantity of safe, quality, affordable rental housing throughout the City particularly in locations that are well served by transit and are proximate to places of employment, schools, parks, health care and other destinations.
- Preserve existing affordable rental housing throughout the City.
- Increase the availability of housing with supportive services, especially for homeless populations.
- Increase the supply of affordable rental housing available to households no greater than 50% AMI.
- Maximize competitiveness of applications to WHEDA resulting in LIHTC awarded to projects located in the City.

Application Deadline

The CDD will prepare and make an application available to all interested applicants. The application will be a prescribed form including a list of required additional documentation. The prescribed

LIHTC

- The organization applying for City funds must have an ownership interest in the development
- Projects will have a 30-year period of affordability requirement

WHD015-15-0000-0000-0000-0000-0000-0000

September 12, 2014

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- Projects seeking tax-credits through the WHEDA Supportive Housing set-aside will not be considered.

Preference will be given to:

- Projects that include 3-5 bedroom units

Projects that are located in the following areas

1. The highest preference will be given to projects located in the City of Madison TIF District as outlined on the map.
2. Second highest preference will be given to projects located in the City of Madison Scoring Zone and a City of Madison Transit Zone as outlined on the map.

Projects that include housing for households with income at or below 50% AMI and are geographically located to maximize access to other key amenities

Projects which are not geographically located in areas of the high concentrations of poverty

Projects that incorporate energy efficiency and accessibility features to the greatest extent possible

Projects that integrate supportive services in partnership with service providers

Projects that demonstrate a competitive score for the WHEDA

Financing Terms

The CDD anticipates that up to 50% of the funds offered for a project will be in the form of a 16-year term loan, amortized over 30 years. The interest rate for the loan will be based on a percent of the appraised value of the property from the amount of the CDD's funds invested in the project or the current market rate, whichever is greater.

The CDD further anticipates that at least 50% of the funds offered for a project will be in the form of a 16-year term loan, amortized over 30 years. The interest rate for the loan will be based on a percent of the appraised value of the property from the amount of the CDD's funds invested in the project or the current market rate, whichever is lower. Annual payments will be based on sufficient cash flow to pay the loan at the end of the 16-year period.

The CDD will alter the terms and conditions of its loans from those described above if necessary to maximize the expansion of affordable housing.

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September 12, 2014

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Applicants offered financial support will be required to enter into a 30-year Land Use Restriction Agreement recorded in first position for a 30-year period.

The City shall secure its funding with a promissory note and a mortgage in the form of a non-recourse loan.

The City will require the recipient of its funds to provide copies of all reports required by WHEDA

the LIHTC for the 30-year period of allocation

development must keep records for each a POA. The City reserves the right to sue the City agreement.

submit any and all proposals and to negotiate with the selected developer prior to entering into a development agreement.

submit the application, or the review process, or Susan Morrison, CDD Supervisor, (608) 261-6520.

be on the CDD website as of the end of the application period.

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Application Review Process

The City will review all proposals for completeness including the following:

- The application is complete, including all additional requested documentation
- There are no known environmental issues that could significantly delay the project's timeline
- The applicant is sufficiently ready to proceed and can demonstrate site control
- The development addresses the objectives, conditions and preferences described in this document

The CDD will contact a member of the development team to arrange a meeting to discuss the proposed project with the development team. Meetings are anticipated to occur during the week of October 20.

Application Scoring

Applications will be evaluated based on various scoring criteria including the following:

- The project's contribution to increasing the supply of affordable housing stock especially for households with income at or below 30% of CMI
- The extent to which the project has leveraged other available funds, including but not limited to LIHTC
- The Development Team's capacity and track record
- The feasibility of the project including readiness, anticipated time frame, financial strength of the developer and project risk
- The extent to which the project addresses the objectives, conditions and preferences outlined in this document
- The financial feasibility of the project and its ability to support low-income housing. This will involve an analysis of factors including the project's proposed sources and uses of funds, the reasonableness of operating expenses, rent and vacancy assumptions, design concept and proposed debt service.

The highest-ranked applicants will be offered financial support in an amount and under terms the City deems necessary for the financial feasibility of the project and its viability as a low-income housing project.

Initial and ongoing project requirements

WHD015-15-0000-0000-0000-0000-0000-0000

September 12, 2014

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3. Developing multifamily housing for low-income households
4. Developing permanent supportive housing if applying for such project
5. Property management, and the provision of support services if the project entails permanent supportive housing
6. Developing multifamily housing that has received architectural awards or green building certification

- References – Three references related to similar projects you have completed

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AHF Tax Credit RFP – Where It’s Gone



AHF Tax Credit RFP

- Emphasis on 30% AMI units – the largest need
- Permanent Affordability + Shared Appreciation Waiver
- Long-Term Affordability Requirement - Minimum 40 years
- Tenant Selection Plan Standards
- Energy Efficiency, Decarbonization & Sustainable Design
- Universal Design – 50% of units
- 4% non-competitive opportunity WITH units at 30% AMI

AHF Tax Credit RFP

Requirements

- Focus on Energy - Energy Design Assistance Initial Application
 - Implement Focus's Recommendations @ 20% over baseline energy savings
- Renewable Energy:
 - Min. 30 kw solar PV array

Preferences

- Energy Efficiency w/ Focus – Implement Highest EE Recommendations
- Renewable Energy: Implement largest feasible solar PV array
- Sustainability: AIA – Framework for Design Excellence

AHF Tax Credit RFP

Supportive Housing

- Serve Individuals & Families Experiencing Homelessness
 - Supportive Service Coordination and Funding with agencies like: The Road Home, Lutheran Social Services, WayForward Resources, Community Action Coalition, Housing Initiatives, etc.
- HUD VASH Housing Vouchers - Veterans experiencing homelessness

Other Supportive Housing Populations

- Previously incarcerated individuals re-entering the community; and/or
- Other target populations that meet an identified community need.
- [LINK TO RFP AND PROGRAM PAGE](#)

TSP Standards

Purpose:

- Affordable housing should alleviate barriers from adverse credit histories, rental histories, or criminal convictions
- Tenants remain stable in housing by minimizing insurmountable barriers to tenancy

Examples from TSP Standards:

- Applicants cannot be denied for:
 - Credit score alone
 - Insufficient credit history
 - Credit report information that is disputed, in repayment, or substantially unrelated to prior housing obligations
- Must allow for cosigner

TSP Standards

Examples from TSP Standards:

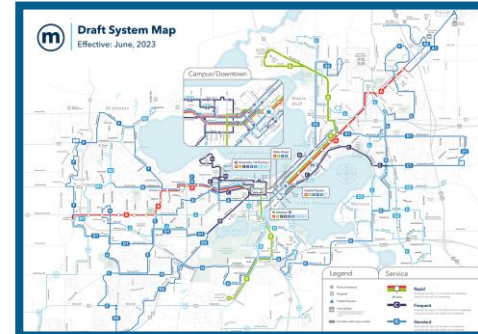
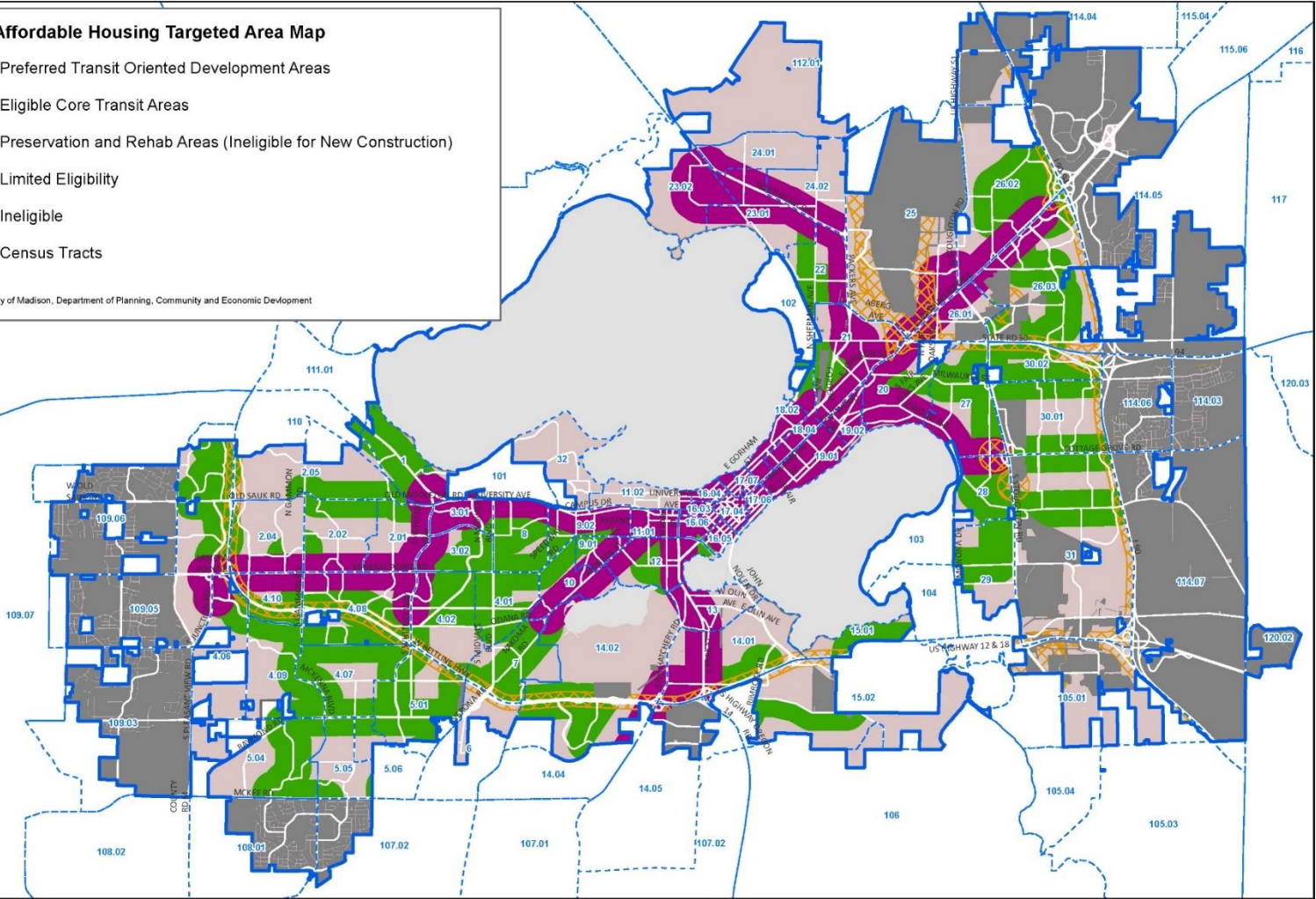
- Applicants cannot be denied for:
 - Eviction filings that were dismissed
 - Eviction filings with no judgement
 - Any eviction older than 2 years from date of application
- Limits on:
 - Security Deposit Maximum
 - Rent Increases in Renewals
 - Non-Renewals
- Applicants cannot be denied for:
 - Conviction, determination, or adjudication in the juvenile justice system
 - Conviction for any Misdemeanor offense, unless the offense has a “substantial relation to tenancy” and the date of conviction is within 2 years of the date of application
 - Criminal conviction for any Felony offense for which the date of conviction is more than 5 years from the date of application, unless the offense has a “substantial relation to tenancy”
 - Conviction for any offense for which the date of conviction is more than 10 years from the date of application, the Maximum Lookback Period

AHF Target Area Map - Alignment

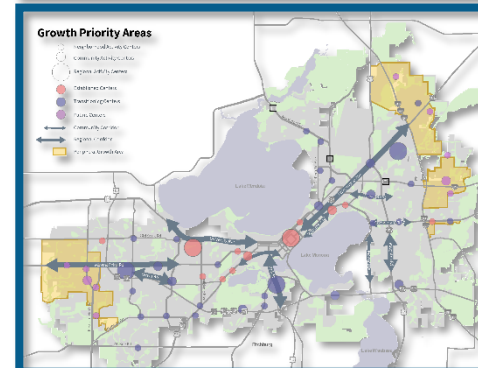
2024 Affordable Housing Targeted Area Map

- Preferred Transit Oriented Development Areas
- Eligible Core Transit Areas
- Preservation and Rehab Areas (Ineligible for New Construction)
- Limited Eligibility
- Ineligible
- Census Tracts

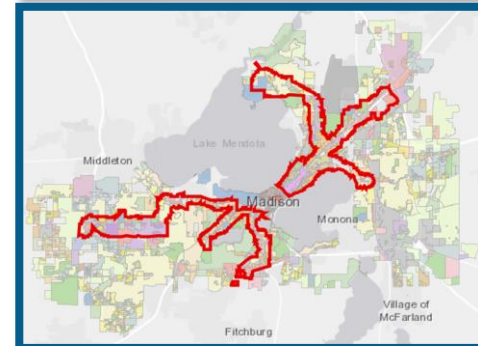
4/26/2024
Prepared by City of Madison, Department of Planning, Community and Economic Development



Metro Transit

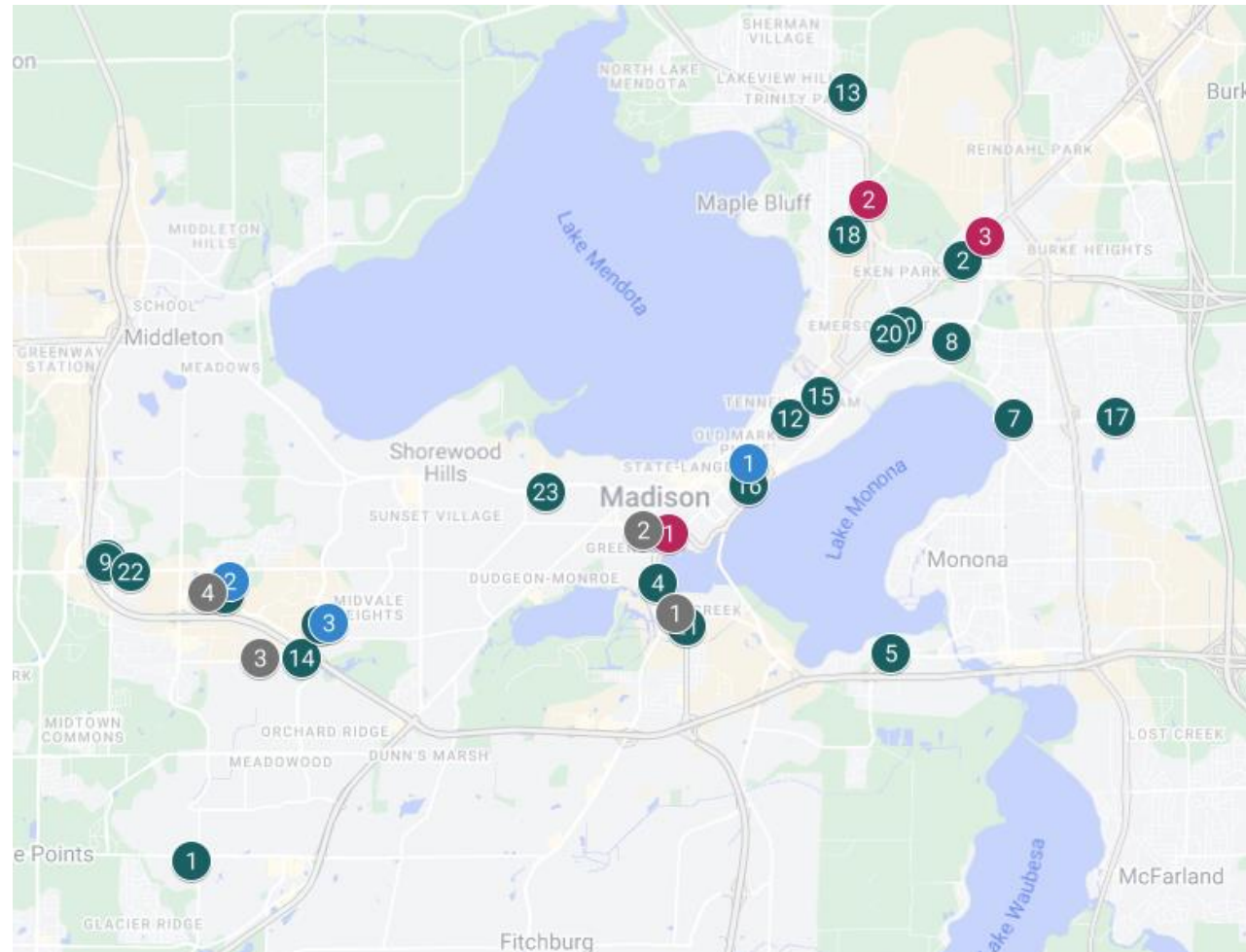


Growth Priority Areas



TOD Zoning Overlay

Development Map



Completed

- 1 Maple Grove Commons
- 2 Rethke Terrace
- 3 Carbon at Union Corners
- 4 8Twenty Park
- 5 The Royal
- 6 Tree Lane Family Apartments
- 7 The Grove Apartments
- 8 Fair Oaks Apartments
- 9 Point Place Apartments
- 10 Generations at Union Corners
- 11 Normandy Square
- 12 The Breeze
- 13 Tennyson Ridge Apartments
- 14 Tailor Place Apartments
- 15 Valor on Washington
- 16 NoVo Apartments
- 17 The Ace Apartments
- 18 The Oscar
- 19 University Park Commons
- 20 The André Apartments
- 21 Fourteen02 Park
- 22 Uno Terrace
- 23 The Heights

Under Construction

- 1 Bayview Housing
- 2 Avenue Square
- 3 Rise - Gardner Bakery Redevelopment

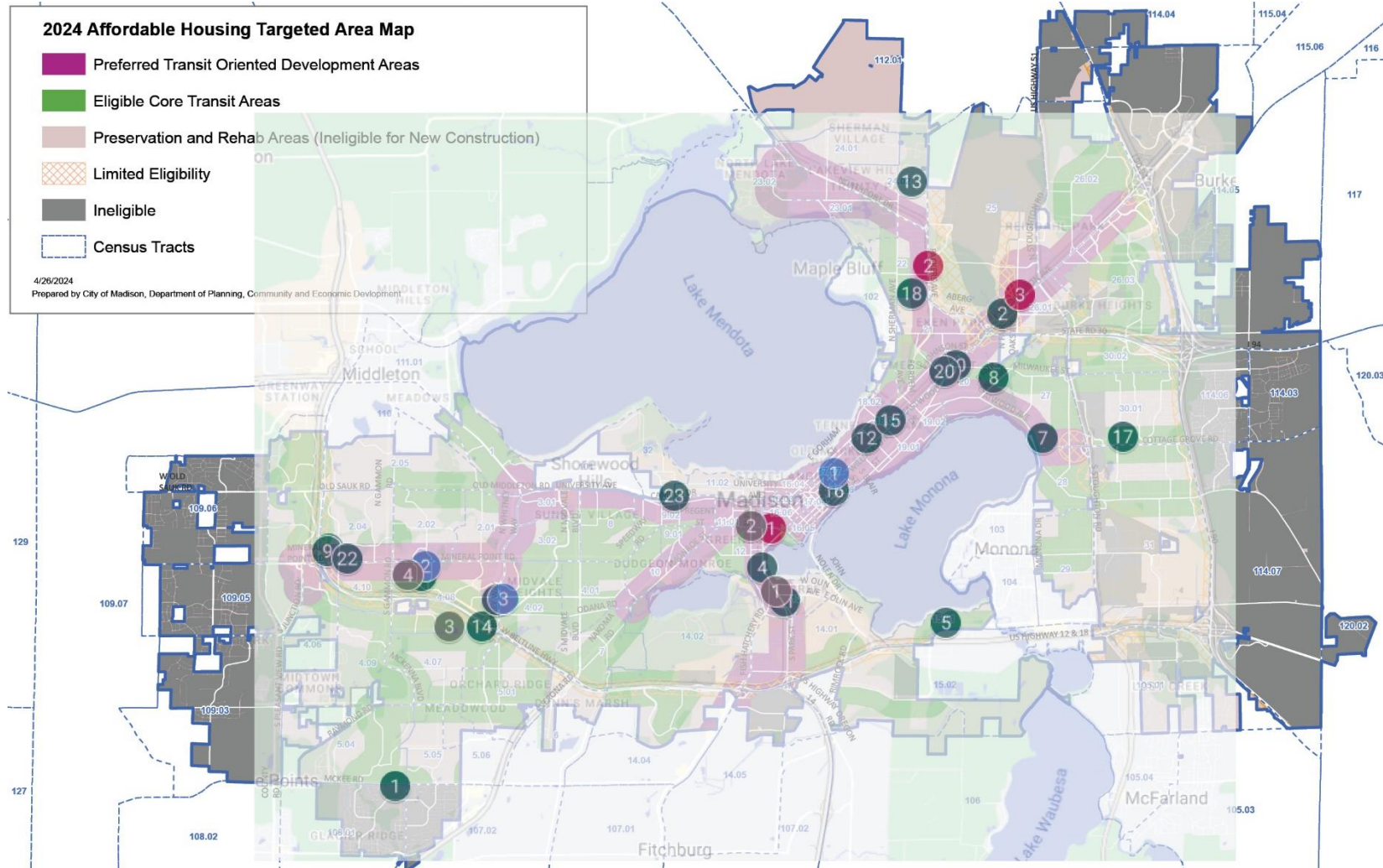
Planned

- 1 St. John's Lutheran Church Redevelopment
- 2 Yellowstone Apartments
- 3 University Park Commons II

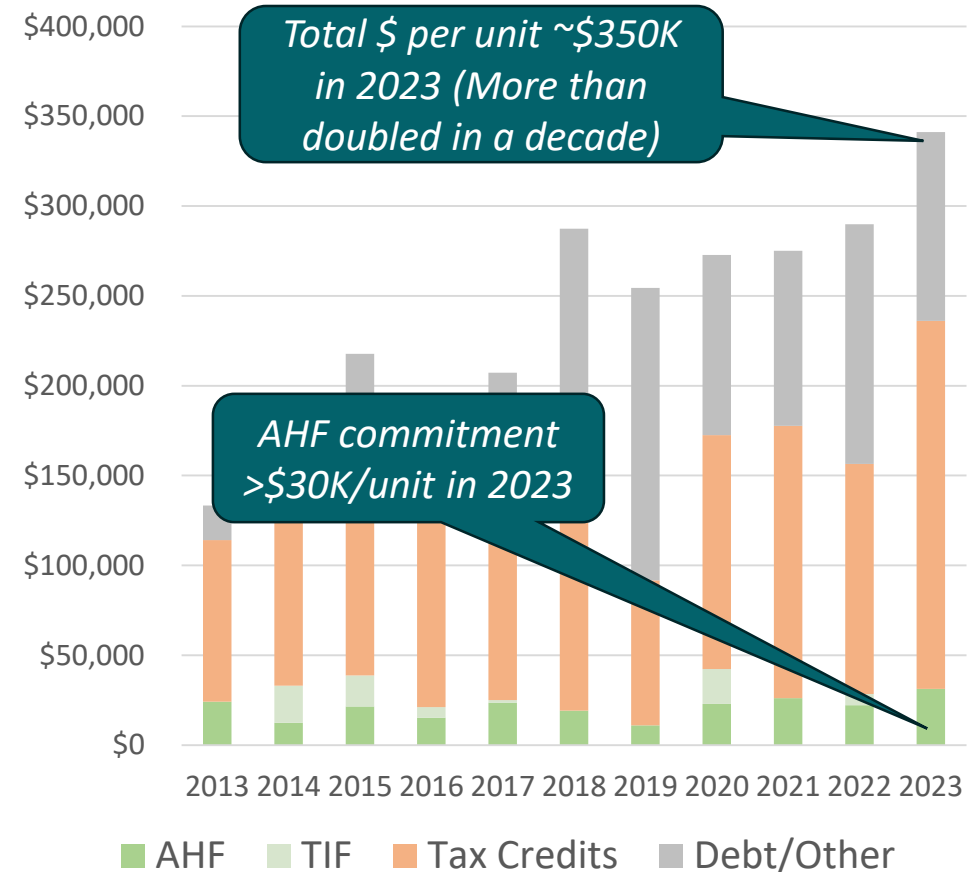
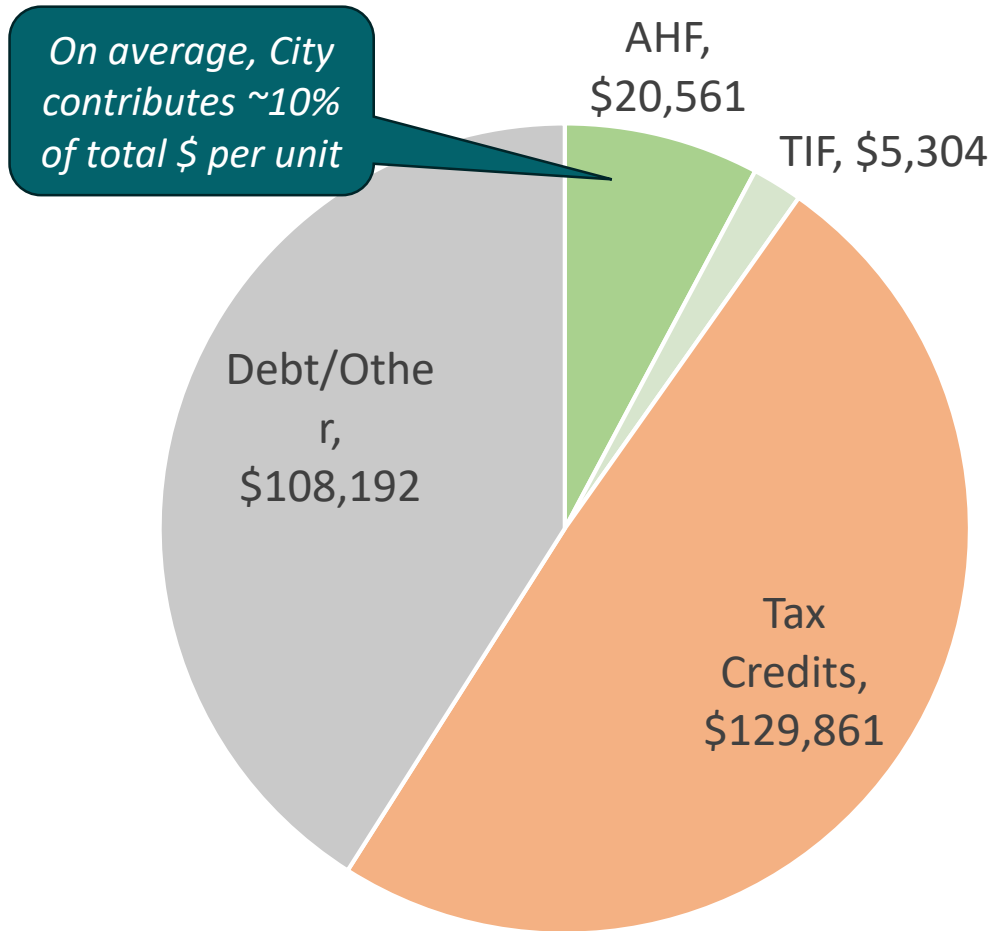
Proposed

- 1 Park Lofts (Youth Centered Housing)
- 2 Neighborhood House
- 3 Ellis Potter Apartments
- 4 Merchant Place Apartments

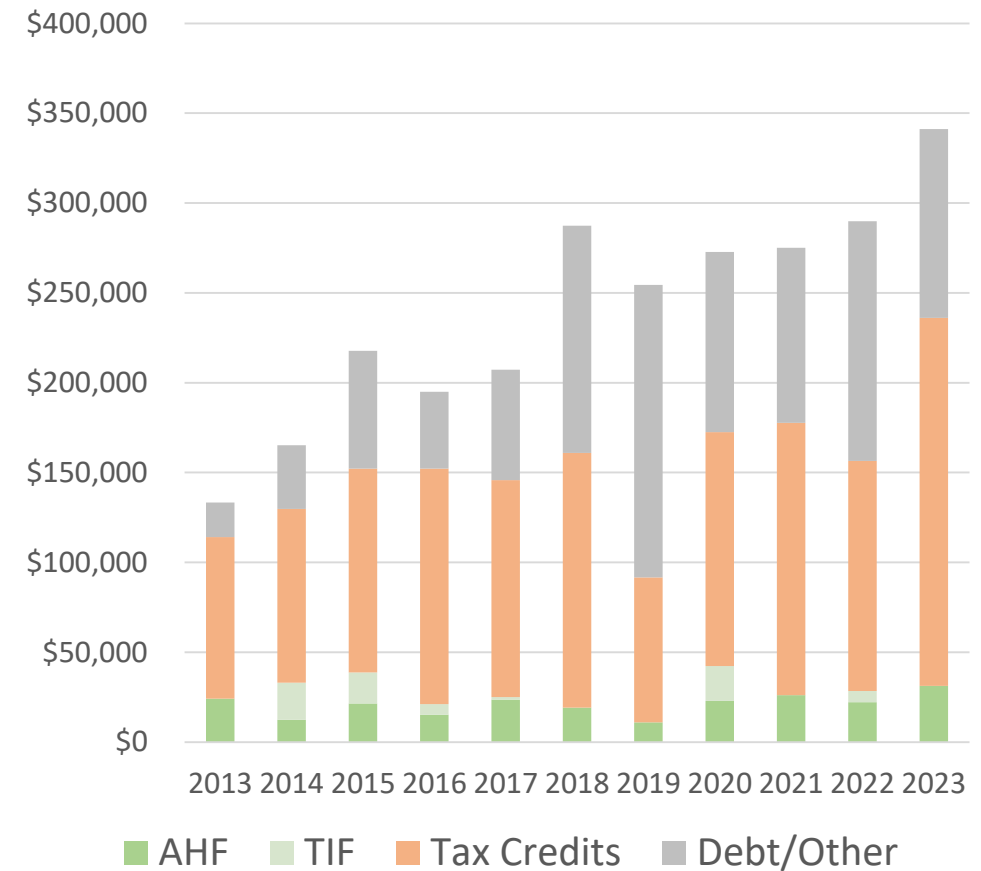
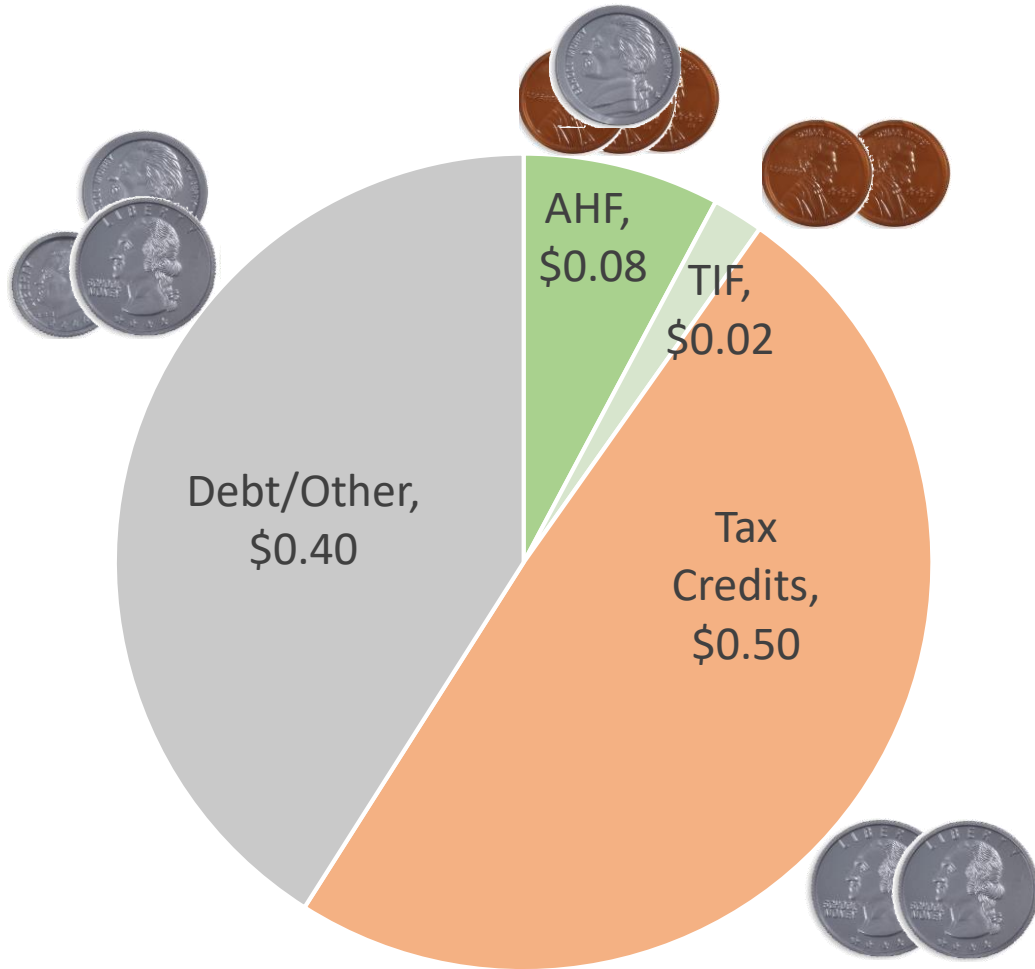
Development Map



Affordable Rental Housing | 2013-2023



Affordable Rental Housing | 2013-2023



Affordable Housing Fund (AHF) - Outcomes

Outcomes (Tax Credit Only):

- 33 developments awarded funding
 - \$57,325,000 awarded
 - ~2.4M average per development since 2020
- 2,788 total housing units created
- 2,188 “affordable” units created
 - (at or under 60% AMI)
- 469 30% AMI units created
- 641 Supportive Service Units created
- \$731M in total development cost





Affordable Housing Fund

Matt Frater, AICP | MFrater@cityofmadison.com

City of Madison Community Development Division

Using TIF Extension Funds to Support Affordable and Workforce Housing

Program Presenters:

Lauren Dietz, Village
of Waunakee

Elise Cruz, Village of
Oregon

Becky Binz, City of
Sun Prairie

Matt Frater, City of
Madison

Regional Housing Network (RHN) Meeting June 13, 2024

Olivia Parry, Senior Planner, Dane County Planning & Development Department
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**TAKING THE NEXT STEP
TOGETHER.**