

DANE COUNTY

AFFORDABLE HOUSING DEVELOPMENT FUND (AHDF)

- *Established* in 2015
- *Emphasis* on new affordable rental housing for the following:
 - Homeless
 - Families
 - Veterans
 - Elderly
 - Persons with arrest & conviction records
 - Disabled
- *Preference* for projects that:
 - Meet LIHTC criteria
 - Commit to long-term affordability
 - Include units for 30 percent CMI HHs
 - Include supportive services by local providers
 - Offer generous tenant screening criteria
 - Provide access to jobs, schools, transportation, etc.

AHDF FUNDING

- Annual funding from county capital budget
- Total annual awards from \$1.75 to \$3.17 million
- Grants awarded on a competitive basis
- Funds typically comprise one piece of larger, more complex funding package (e.g. LIHTC, FHLB, TID/other local, etc.)

AHDF ANNUAL CYCLE

- Request for Proposals (RFP) released: April
- Submittal deadline: June
- 4-person review team:
 - Office of Economic & Workforce Development
 - Controller's Office
 - Department of Human Services
 - Planning & Development Department
- Awards affirmed: October

2018 AHDF AWARDS

Developer	Amount	Units		Location
		Total	Affordable	
CommonBond	\$403,513	54	51	Madison
Gorman	\$300,000	55	46	Sun Prairie
Gorman	\$1,043,963	59	50	Madison
Klein	\$397,134	73	73	Fitchburg
Mirus/Movin'Out	\$34,352	70	59	Madison
MSP	\$591,346	112	95	Madison
Stone House	\$403,200	80	68	Madison
TOTAL	\$3,173,508	503	442	

AHDF AWARD HISTORY: 2015-2018

Year	Total Awards	Inside Madison	Outside Madison	Total Units	Affordable Units
2015	\$1,938,000	\$1,938,000		154	140
2016	\$1,750,000	\$515,000	\$1,235,000	139	128
2017	\$1,749,980	\$867,200	\$882,780	215	203
2018	\$3,173,508	\$2,476,374	\$697,134	503	442
TOTAL	\$8,611,488	\$5,796,574	\$2,814,914	1,011	913
	Percentages	67.3%	32.7%	100%	90%