



Dane County Housing Initiative (DCHI)

Housing News

August 10, 2016, Vol 1. Issue 1

Partnering to promote business retention, a stable workforce and ensuring all Dane County residents have a place they can call home!

New Initiatives

Join the **Community Conversation Challenge (CCC)**, and let us know what housing issues you and your community are talking about. Your conversations are important and we would love to hear about them! Each time a community, a group or individual residents get together to talk about housing needs, whether it's a formal or informal meeting, there is a quick and easy way for you to let us know, go to [I like a challenge!](#) We will tally the results and your feedback from the CCC, and report back at the 2017 DCHI Housing Summit!

The **City of Fitchburg** recently passed a resolution to extend the life of one of their tax increment financing districts to seed a new revolving loan fund to develop and rehabilitate housing to increase the number of affordable and workforce housing units in Fitchburg. Seventy-five percent of the funds must be used to develop affordable housing, the remaining funds are for improving existing housing stock.

The **Sun Prairie Chamber of Commerce** hosted a "community conversation" on July 28, 2016 inviting a variety of stakeholders to discuss their interest in addressing the housing gap. Mayor Esser, city alders, county supervisors, developers, planning staff, and others shared their concerns and questions, and reflected on community needs and challenges. The group expressed interest in creating a new workforce housing committee, and will meet again in August or early September to further discuss the group's purpose and initial steps.

Habitat for Humanity of Dane Co. just completed a land banking capital campaign, raising 1.25 million for land. Funds purchased 50 lots including land in Fitchburg near Allied Drive, in two neighborhoods in Sun Prairie (Vandenberg Heights and the Uplands), with 12 lots on the north side of Madison expected to close soon. These sites will serve 70 families and be developed over the next 5-7 years. Additional land is still being sought. Please contact Valerie Johnson for more information at 608-235-5595, or vjohnson@habitatdane.org.

At the August 18, 2016 **Dane County Board** meeting a motion will be introduced to purchase transitional housing for the Department of Corrections (DOC) at 2310 Post Road. A community meeting will be held to talk about the purchase, on Tuesday August 16th, 2016 at 6:30 PM at the Fitchburg Christian Fellowship Church, 2924 Fish Hatchery Road. Contact Supervisor Richard Kilmer for more information at Kilmer.Richard@countyofdane.com, or City Alder Sheri Carter at district14@cityofmadison.com.

Ongoing Efforts

Dane County continues to move forward with plans to open a **Day Resource Center** at 615 E. Washington Avenue (formerly owned by the Greater Madison Chamber of Commerce) in

downtown Madison, together with project partners that include the City of Madison and the United Way. The center will be a one-stop shop for resources to help prevent and end homelessness for neighbors in our community.

Dane County is in the process of securing an operator, reaching out to neighborhood stakeholders, and preparing a conditional use permit application for action by the city of Madison Plan Commission. If the CUP is granted by the City of Madison, Dane County anticipates that the Center could open in late spring or early summer of 2017.

No public meetings are currently scheduled for the project. For further information, a project website hosted by Dane County will be available later this month.

Fair Housing Center of Greater Madison is part of an outreach campaign called *Your Move, Your Choice* – and they have been reaching out to housing consumers, social service agencies, community organizations, religious congregations and other groups to ensure Dane County residents are fully aware of their fair housing rights. If you or your community or organization is interested in a fair housing presentation or training, call the Fair Housing Center at 608-257-0853. [To learn more about fair housing at HUD, click here.](#)

Meetings and Conferences

2016 WHEDA Conference will be Monday, November 14, at Monona Terrace Community and Convention Center! With over 700 attendees at last year's conference, it's become one of the "can't-miss" events of the year for Wisconsin colleagues looking to create affordable housing and sustainable communities. Don't miss this opportunity to join your peers to hear the latest news, participate in discussions on best practices and receive training from renowned professionals. For more information or to register go to: <https://www.wheda.com/theconference/>

New Housing Around the County

The **City of Middleton** approved three new multi-family housing developments each of which includes workforce housing for which the City provided financial incentives.

- Meadow Ridge Apartments (under construction): Adjacent to Fitzgerald's restaurant on Lisa Lane will create 95 new workforce housing units with 76 of those units reserved for residents at or below 60% of the area median income and at least 16 units set aside for those earning no more than 30% of area median income and requiring supportive services. 25% of the income-restricted workforce units (19 units) will be reserved for veterans and those with disabilities in need of supportive services. The City is partnering with the developer JT Klein and WHEDA which is providing tax credits. The City's assistance is \$2.1 million of Tax Increment financing (TIF) as well as waiving impact fees of nearly \$60,000. The workforce units will remain affordable for 15 years.
- Market West Apartments (under construction): Greenway Station in Middleton will feature 240 multi-family units, including 23 reserved for renters earning 60% of the area median income or less. The \$30 million development will receive developer-financed TIF assistance of about \$7.9 million, about \$1.75 million of which is to support inclusion of the 23 workforce housing units. Impact fees are waived for the 23 workforce units. The workforce units will remain affordable for 15 years.
- Cardinal Row Apartments (soon to be under construction): A 16 unit multi-family project at Parmenter and Lee Streets one block from Middleton High School, Cardinal Row will

have one 3-bedroom unit affordable to a family at or below 50% of area median income. The City's TIF assistance is \$137,000 for that one workforce unit to remain affordable for 15 years.

The City of Middleton will have 100 new workforce housing units once these projects are leased in 2017. Middleton City Council adopted its Workforce Housing Strategy in September, 2015.

This spring, the **City of Madison** celebrated the opening of two affordable rental developments which received 2014 tax credit awards creating a total of 130 new units, 119 of which are affordable to households at or below 60% CMI (County Median Income).

- Rethke Terrace Apartments, just east of Hwy 30 off of E. Washington Ave. Developed by Heartland Housing, Inc., Rethke Terrace has 60 efficiency units of permanent supportive housing for individuals experiencing homelessness with a focus on ending chronic and veteran homelessness. In an effort to get many of the hardest to house individuals off of the streets, fifty-four (54) units are supported with HUD-Veterans Affairs Supportive Housing (HUD-VASH) or Section 8 Project Based Vouchers (PBVs), making rents 30% of household income.
- Pinney Lane Apartments, near Cottage Grove and Dempsey Rds. Co-developed by Stone House & Movin' Out, Inc., Pinney Lane has 70 units, 18 or 25% of which are permanent supportive housing for veterans and/or people with disabilities. Eight (8) units are supported with Section 8 PBVs. Eleven (11) of the 70 units are considered market rate, however FHLB-Chicago AHP funds translates into the "market rate" units also being reserved for households with incomes at or less than 80% CMI.

Madison's CDD funded three additional affordable rental development proposals that received WHEDA tax credit awards in 2015. Construction on these projects is currently or soon will be underway creating a total of 242 units, 205 of which are affordable to households at or below 60% CMI, by the fall of 2017.

Please feel free to share the DCHI Housing News with community members and other interested stakeholders!

The Dane County Housing Initiative (DCHI), is a public-private partnership of residents, elected officials, financial institutions, housing developers, and non-profit housing agencies, lead by Dane County. DCHI works to bring people, information and resources together, facilitate communication and learning, and help build strategies to expand housing options in Dane County.

DCHI Housing News will offer periodic updates on current housing efforts, information and resources. To find out more about housing or the Dane County housing gap, please visit the [Dane County Housing Initiative](#).

Please send your housing news to parry@countyofdane.com **no later than Friday, November 18, 2016**, for inclusion in the next DCHI Housing News. Mark your calendars!