



# Dane County Housing Initiative (DCHI) Housing News

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

## **Dane County Affordable Housing Fund (AHDF)**

In 2017, the Dane County Affordable Housing Fund aided developers in closing the housing gap by creating and retaining over two-hundred and fifty units of housing for Dane County workers, elderly, veterans, and disabled residents. In addition to providing housing, the county housing funds helped create hundreds of new construction jobs, as well as new tax base for local municipalities.

To help meet the high demand for housing, Dane County **recently approved a one million dollar increase in the AHDF for 2018**. The AHDF will have a total of three million for housing, the funds will still be available through a competitive RFP process. Up to one million of the 2018 allocation will be available to fund RFP responses by the Dane County Housing Authority.

### **Dane County Housing Gap**

In Dane County, over 12,000 households pay more than half their income on rent, of those 2,200 are seniors.

## **2017 Awards**

**\$525,000 to Gorman & Company** for the Union Corners GrandFamily project. The development will include 59 units total consisting of a mix of affordable and market-rate units for families.

**\$450,000 to Dane County Housing Authority** for the purchase of a 20-unit building in Bellville and \$282,915 for a 20-unit building in Mazomanie. Purchasing these buildings will insure they remain affordable rather than being converted to market-rate.

**\$342,220 to MSP Real Estate** for the development of a rental housing project. The proposed development is a 57-unit independent senior (55+) affordable rental development to be located at 6509 Normandy Lane in Madison.

**\$250,000 to Retirement Housing Foundation** for the development of a 60-unit building on a six acre site in Fitchburg. The development will serve the elderly population with incomes of between 30% and 60% of the Area Median Income (AMI).

**\$149,865 to Movin' Out** for the construction of a 59-unit affordable multifamily housing community in the City of Stoughton within the Riverfront Redevelopment Area. The development will include a total of 59-units consisting of 1, 2 and 3 bedroom units.

## **New Housing Around the County**

**City of Sun Prairie** – New Mixed-Income Housing 135 Families on the Waiting List

McHenry Apartments developed by Forward Management on Main St. in Sun Prairie open their mixed-income work force housing project at the end of December. The developer is marketing the project as the Affordable Rent

Program. McHenry is a 100% Smoke Free Property – no smoking allowed in the building or anywhere on the grounds. There are 18 one-bedroom one bathroom apartments (renting for \$878); 16 two-bedroom two bathroom apartments (renting for \$1056); and, three three-bedroom two bathroom apartments (renting for \$1,223). As part of Forward Management’s funding, they received a 4% tax credit from WHEDA.

**Looking Ahead** - On Tuesday, November 7, the Sun Prairie City Council approved (7-1) a new 64 unit workforce housing development to be developed by Gorman and Co. The new development will be located on 1141 W. Main St. The project received \$450,000 from Dane County CDBG. Please stay tuned for further details.

**City of Middleton** – City of Middleton opened its doors to Meadow Ridge Apartments, a new workforce affordable housing project developed by Jacob Klein on Parmenter St. The project opened this summer and has 76 below market units and 21 market rate units. The development was built on the site of a two acre abandon bowling alley, adding 16 million dollars of new tax base and hundreds of new construction jobs.



**Before**

**After**



*Meadow Ridge Apartments, Middleton, WI*



**City of Stoughton - Dane County Housing Authority (DCHA)  
Rehabbed 23 Units Uses Renewable Energy**

DCHA completed renovations on the Yahara Village Apartments on Vernon Ave in Stoughton. 23 units of one and two bedrooms are set aside for the elderly and disabled with income at or below 50% of AMI. Yahara Village is financed through USDA’s Rural Development and provides rental assistance insuring all residents pay 30% of their income towards rent and utilities. The rehab was approximately \$1.3 million and included roofs, siding, windows, parking lots, common area lighting and flooring, kitchen cabinets, countertops, appliances, bath fixtures and flooring. New solar panels generate 60 kilowatts of solar power and help lower heating and cooling costs.



*Yahara Village Apartments*

## City of Madison Affordable Housing Fund Supports the Completion of Three New Workforce Housing Developments

Oakbrook Corporation opened **Maple Grove Commons** in June 2017, located near Maple Grove Drive and McKee Road on Madison’s southwest side. Maple Grove Commons is an 80-unit, mixed-income development that is primarily for households with incomes at or below 60% of the County Median Income, including 20 supportive housing units that are targeted toward veterans and those with disabilities. Twelve units are market rate. The project cost \$13 million and leveraged financing from 9% LIHTC equity, conventional loans, and City of Madison Affordable Housing Funds. The building was entirely pre-leased at the time of project completion.

**Tennyson Ridge** was developed jointly by Wisconsin Housing Preservation Corporation (WHPC) and Lutheran Social Services of Wisconsin and Upper Michigan. Located on Madison’s north side, Tennyson Ridge will feature 72 units of mixed-income housing, including 12 supportive housing units targeted toward veterans and those with disabilities, and 11 market-rate units. Tennyson is a prime example of successful brownfield revitalization, the development is situated on a former poultry research facility that required blighted structure removal and soil remediation. The site is conveniently located adjacent to the neighborhood’s elementary school. Financing included 9% LIHTC equity, City of Madison Affordable Housing Funds, FHLB AHP funds, and Brownfield and Site Assessment Grants from the Wisconsin Economic Development Corporation for environmental assessment and remediation.

### HOUSING SUPPLY GAP

A **housing gap** can be defined as the difference between the number of housing units needed at an affordable price, and the number of units that are available at that price.

**Gorman & Company** recently completed **Carbon at Union Corners**, the first residential phase of the Union Corners master development located at E. Washington Ave & Milwaukee Street. The 90-unit development is part of a mixed-use residential and neighborhood retail complex that includes two buildings connected by a pedestrian plaza, 18,000 SF of ground floor retail space, 76 affordable and 14 market-rate units, and 96 underground parking stalls. As a testament to the demand for affordable housing - the development was almost entirely pre-leased, with 80 households moving in during the last week of September. Funding sources included WHEDA tax credit equity, City of Madison affordable housing funds, FHLB AHP, and Dane County Affordable Housing funds.

### Other Housing News....

**You’re Invited to a new film screening! Minding the Gap – The Housing Crisis in Dane County.** Event will be held on Tuesday, December 12 from 4:30-6:30 pm and is sponsored by Forward Community Investments and Monona Bank. Location: Forward Community Investments, 2045 Atwood Ave. Suite 101 A, Madison. Screenings at 5:00, 5:30 and 6:00. Refreshment will be served. All welcome!

**Minding the Gap** –When the DCHI steering committee met in October one of the items on the agenda was how to measure our progress toward closing the housing gap. We aren’t sure the best way to address this, but we have started the discussion. Please feel free to share your suggestions, and send them to [parry@countyodane.com](mailto:parry@countyodane.com).

**Village of Mt. Horeb** is experiencing first hand the housing supply gap, and is conducting a housing assessment to determine their housing needs. The Wisconsin Partnership for Housing Development is conducting the study.

The **Village of Waunakee** recently commissioned a housing study, prepared by the Capital Area Regional Planning Commission to understand the Village's overall housing makeup, with which the Village will be able to evaluate housing needs and plan accordingly.

The **2017 Home for Everyone Conference was a great success!** Participants spent several days learning about new projects and initiatives around the state to address the affordable housing crisis, and learned about a new project called the La Crosse Promise! The La Crosse Promise is a non-profit organization working to economically transform La Crosse and improve the quality of life for all citizens through a strong commitment to education. Families that build, buy a new home, or renovate a home in select La Crosse neighborhoods receive up to \$50,000 in college scholarships through the La Crosse Promise Neighborhood Program. Visit <https://lacrossepromise.org/>

One keynote speaker was **Stefanie DeLuca** from Johns Hopkins University. She presented research looking at how a neighborhood and its schools affects the outcomes of disadvantaged young people, primarily in adolescence and at the transition to adulthood. More on her research is here: <http://soc.jhu.edu/directory/stefanie-a-deluca/>

## ***Resources and Information***

**The Affordable Housing Action Alliance (AHAA)** is conducting planning and outreach activities to raise public awareness about the housing gap and share communication strategies around affordable housing. AHAA is also developing and hosting training opportunities to provide information and skills to make it easier for people to get involved in affordable housing education and outreach. If you are interested in getting involved with AHAA, visit their Facebook page (<https://www.facebook.com/madisonahaa/>). All are welcome to meetings on the first Wednesday of each month at the Tenant Resource Center, 1202 Williamson St., 4:30 pm.

**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.](#)

### **Other housing news....**

United Way New Hire for Housing - Sarah Ceponis will be the new housing contact and the Director of Basic Needs at United Way of Dane County, replacing Martha Cranley - welcome Sarah! She will coordinate the efforts of their many partner agencies working to end family homelessness in Dane County. Martha Cranley will now be the Senior Director of Strategic Collaborations, congratulations and thanks for all your support!

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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](#).

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