

**Dane County**

**Department of Human Services**

**Division of Housing Access & Affordability**

**AHDF 2023 Guidelines**

# **Dane County Affordable Housing Development Fund**

**2023 Guidelines and Application for Financing**

**Application Deadline: Tuesday, July 25, 2023**

**12:00PM (CST), NOON**

**Proposals Must Be**

**Uploaded to:** [**Dane County AHDF Dropbox**](https://countyofdane.sharefile.com/r-r4d55d29b141a4d0d87f03a2f6628f5ca)

**\*Late, faxed, mailed, hand-delivered or unsigned proposals will be rejected\***

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**Date Issued: June 14, 2023**

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# **Background and Funding Sources**

The Dane County Affordable Housing Development Fund (AHDF) was established in 2015. The purpose of the AHDF is to encourage the development of affordable housing throughout Dane County by using the fund as a means to leverage additional resources from project partners.

Since its inception in 2015, the AHDF has awarded over $30 million dollars to more than 35 projects, and supported the creation of 2201 affordable units in Dane County.

The 2023 County Capital Budget includes $10 million in the Affordable Housing Development Fund. Awards made through the fund will be administered by the Dane County Department of Human Services Division of Housing Access and Affordability (DCDHS-HAA).

**Eligible Applicants and Project Eligibility**

Projects that receive loans made through the Dane County AHDF must be dedicated to expanding the availability of affordable housing units through the construction of new rental units. Projects must have a minimum 30-year affordability period and be located within Dane County.

Multiple proposals may be submitted by an applicant, however, only one project should be submitted per application. A project is defined as a site or sites together with any buildings to be located on the site(s) that are under common ownership, management, and financing and will be completed as a single undertaking.

The application process is targeted to help specific populations’ access affordable housing:

1. Projects designed to serve individuals who are chronically homeless, meaning those who are either:
   1. an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, or
   2. an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years. Disabling conditions include mental illness, and alcohol and drug addictions.
2. Projects designed to serve the veteran population experiencing homelessness.
3. Very low-income families and/or families experiencing homelessness.
4. Persons with arrest and conviction records.
5. Individuals who are elderly.
6. Individuals with disabilities.

In order to be considered for financing, applicants and projects must also meet the following requirements:

1. Project must not have closed on primary financing or begun construction prior to application.
2. A minimum of 20% the proposed units must be reserved for households with incomes at or below 30% County Median Income (CMI), and those units must be distributed proportionately across proposed units sizes.
3. Demonstrate that the project is economically viable and the applicant(s) will have the economic financial ability to repay funds if the project is not completed consistent with the written agreement.
4. Demonstrate financial capacity and experience in producing affordable housing in whole or in part with local, state, or federal funds, on schedule and as proposed.

**Application Deadline and Calendar of Events**

Listed below are specific and estimated dates and times of actions related to the AHDF application. The actions with specific dates must be completed as indicated unless otherwise changed by the County. In the event that the County finds it necessary to change any of the specific dates and times in the calendar of events listed below, it will do so by issuing an addendum to this application and posting such addendum on the DCDHS Division of Housing Access and Affordability AHDF [website](https://www.dcdhs.com/Economic-Aid-Healthcare-Housing-and-Jobs/Housing-Access-and-Affordability/Affordable-Housing-Development-Fund). There may or may not be a formal notification issued for changes in the estimated dates and times.

|  |  |
| --- | --- |
| **DATE** | **EVENT** |
| June 14, 2023 | Application Released |
| July 5, 2023 | Last day to submit written inquiries (2:00 p.m. CST) |
| July 12, 2023 | Supplements to the application posted on DCDHS Division of Housing Access [website](https://www.dcdhs.com/Economic-Aid-Healthcare-Housing-and-Jobs/Housing-Access-and-Affordability/Affordable-Housing-Development-Fund) |
| July 25, 2023 | Proposals due (12:00 p.m. CST) |
| Week of August 7, 2023 | Interviews (if needed) |
| August/September 2023 | Vendor Selection/Award |

# **Submittal Instructions**

Applications must be received by the DCDHS- HAA Dropbox located at [Dane County AHDF Dropbox](https://countyofdane.sharefile.com/r-r4d55d29b141a4d0d87f03a2f6628f5ca) no later than the date and time indicated on the cover page of the AHDF 2023 Guidelines.

All applications must be saved in PDF format. The file name shall include the name of the business submitting the application and the name of the proposed affordable housing project.

**Form of Funding and Support**

Support awarded through the County’s Affordable Housing Development Fund will be granted as follows.  The County will grant the funds to the Dane County Housing Authority (DCHA).  The grant agreement will be a three party agreement between Dane County, the developer and DCHA.  DCHA will then loan the funds to the developer.  The terms of the loan are 2% interest only payments.  Unmet interest payments will be added to the principal of the loan.  The principal is due at the end of the 30 year term. If a proposal includes an affordability term longer than 30 years, the loan principal will be due at the end of the proposed affordability term.  Dane County Housing Authority will not consider or agree to alternative loan terms.

The County requires that the developer defer 40% of the developer fee as a financing source. If the sources and uses for a project indicate that less than 40% of the developer fee has been deferred, the amount requested will be reduced by the difference between the percentage of the developer fee deferred and 40%.

*For example: Assume the developer fee is $1,000,000 and $350,000, or 35% of the fee is deferred. Also assume the request for county funding is $500,000. The actual award would be reduced by $50,000 and the project would receive an award of $450,000, if selected.*

**Evaluation Criteria**

The applications will be scored using the following criteria:

|  |  |  |
| --- | --- | --- |
| **Proposal Requirements** | **Percent** | |
| **Project Description** | **20%** | |
| **Project Disbursement** | **10%** | |
| **By-Name List Set-aside** | **Unit Set-Aside** | **5%** |
| **Unit Access** | **5%** |
| **Tenant Selection** | **15%** | |
| **Tenancy Addendum** | **5%** | |
| **Supportive Services Plan** | **15%** | |
| **Development Team Capabilities** | **10%** | |
| **Funding Leverage** | **10%** | |
| **Energy Efficiency/Sustainability** | **5%** | |
| **TOTAL** | **100%** | |

***Project Description***

Application should provide a detailed description of the project proposed for county support. Application should include planned location, zoning, local engagement for project, number of and size of units, eligibility for local municipal affordable housing funding, development costs, pro forma showing projected operating costs and revenues, and the minimum amount of County funding necessary to complete the project.

Preferences will be given to:

1. Projects that meet the income, occupancy and rent restrictions of WHEDA low income housing tax credits (LIHTC).
2. Projects with permanent affordability.
3. Projects that are developed by nonprofit organization that will have a majority ownership interest in the development.
4. Projects that are geographically located to maximize access to jobs, transit, schools and other key amenities.
5. Projects that integrate supportive services in partnership with non-profit service providers.
6. Projects that improve access to rental housing through generous tenant screening criteria.
7. Projects that include three (3) bedroom units.

***Project Disbursement***

Projects that are located outside the City of Madison will receive 10 points.  Projects located within the City of Madison that are more than one-half mile of any point indicated on the map shown as **Attachment A** will also receive 10 points.  Projects that are inside the City of Madison that are within one-half mile will receive a partial score based on the distance from the project location to other projects shows in **Attachment A**. For instance, a project located within on-quarter mile would receive 5 points, a project located within one-eighth of a mile would receive 2.5 points and so on.

To facilitate this analysis, the points on the map are also listed in **Attachment A**. Application should indicate the parcel or parcel numbers of their project location as well as the address of the project. Distance will be measured from the closest edge of the existing project’s parcel to the closest edge of the proposed project’s parcel.

***Tenant Selection***

The application provides a list of Fair Tenant Selection Criteria. To be eligible for funding, applicants must indicate the three tenant selection criteria detailed below will be incorporated into the project’s tenant selection criteria.

* Applications will not be denied due to inability to meet a minimum income requirement if the applicant can demonstrate the ability to comply with the rent obligation based on a rental history of paying at an equivalent rent to income ratio for 24 months.
* Applications will not be denied due to lack of housing history.
* Applications will not be denied due to membership in a class protected by Dane County Fair Housing Ordinances and non-discrimination ordinances in the municipality where the project is located.

Applicants that select additional criteria will be awarded points in this category. Applicants that select two additional criteria will receive 2 points, applicants that select four criteria will receive 4 points, applicants that select six criteria will receive 6 points, and applicants that select all criteria will receive 8 points.

Applicants that indicate they will incorporate the denial process detailed in the applications will receive an additional 2 points.

A tenant selection plan clearly incorporating and identifying the selected criteria must accompany the application. Applications must also include a signed letter of agreement from the developer’s property management partner that summarizes and acknowledges property management’s role in the developer’s proposal. The letter from the property management partner must acknowledge their understanding of any tenancy selection criteria.

Selected tenant selection criteria elements will be included in final project documents. Those documents will provide for a $500 fine for any violations of these elements. If an applicant agrees to include these criteria and is awarded the points for doing so, the County will not be flexible in the application of the criteria later in the development process. Applicants should assess the impact of these criteria on the ability to secure other financing sources before agreeing in their application.

***Tenancy Addendum***

The application outlines specific provisions of related to security deposits, late fees, termination of tenancy, parking and guest policies. Applicants must indicate if they will agree to all of these elements. If an applicant agrees, then these elements will be included in final project documents. Those documents will provide for a $500 fine for any violations of these elements. Applicants that agree to these terms will receive the 10 points under evaluation criteria for Tenant Addendum. Applicants who do not agree to these terms will not receive those evaluation points. If an applicant agrees to include these criteria and is awarded the points for doing so, the County will not be flexible in the application of the criteria later in the development process. Applicants should assess the impact of these criteria on the ability to secure other financing sources before agreeing in their application.

Application must include a signed letter of agreement from the developer’s property management partner that summarizes and acknowledges property management’s role in the developer’s proposal. The letter from the property management partner must acknowledge their understanding of any lease addendum items the developer is agreeing to in their proposal.

## ***Partnering to End Homelessness***

Dane County is committed to ending homelessness in our community. To further this goal, projects that include a preference for individuals/families experiencing homelessness will receive additional scoring points.

The Dane County Homeless Services Consortium (HSC) is comprised of a number of agencies and organizations working to end homelessness in Dane County. A number of agencies take client/tenant referrals for their housing programs from a community by-name list.

The community by-name list is managed by the Dane County Homeless Services Consortium’s (HSC), Coordinated Entry Systems Manager. The Coordinated Entry Systems Manager works with agencies to help identify/select individuals from the by-name list for housing placement into available housing units. Individuals on the by-name list may have access to case management and some form of rental subsidy once enrolled in these programs. In order for a household to be on the by-name list they must meet the definition of [**literally homeless**](https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-esg-homeless-eligibility/four-categories/category-1/)**.**

Additionally, HSC agencies may work with individuals and households who do not meet the definition of literally homeless, but qualify as [**homeless under other federal statutes**](https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-esg-homeless-eligibility/four-categories/category-3/).

Identifying units with a preference for individuals/families who are experiencing homelessness, commits the applicant to working in partnership with the Coordinated Entry Systems Manager, supportive services partner, other identified HSC community partners, and the project’s property manager, to identify appropriate tenant referrals for those units.

Applications will be evaluated in this category in two ways: percentage of units set-aside for individuals/families experiencing homelessness and commitment to provide access to these units for individuals/families experiencing homelessness. Each item will account for 50% of the score under this scoring criteria.

The application with the highest percentage of set-aside affordable units for the by-name list will receive the highest number of points for the set-aside portion of the score. The remaining applications will receive points in set-aside section based on a sliding scale from the highest scoring proposal.

Applicants that agree to use ALL of the listed Fair Tenant Selection Criteria for screening of applicants referred for units under the homeless set-aside will receive 10 points under the unit access portion of the score. Applicants who do not agree to use these criteria will receive zero points.

Applications must include a signed letter of agreement from the developer’s supportive services partner that acknowledges the developer’s specific unit commitment and strategies to ensure access to units.

***Supportive Services Plan***

Application must provide a detailed description of how supportive services will be secured for the tenants of any property developed as part of this project. The description should include any differences in services targeted to units with a preference for households experiencing homelessness and those targeted building wide, and should detail:

1. The name of the supportive services partner(s), including any specific staff involved with the partnership and the number of staff from that partner agency dedicated to the partnership.
2. The scope of the services provided to tenants and what approaches the supportive services partner(s) will use to address the needs of the targeted tenant population.
3. Where tenants can access services. For example, on-site at the development in a permanent, designated space, or by referral to off-site community supports with no on-site provider presence.
4. If services provided are referral to off-site community supports, please detail how tenants will receive information on supportive services that are available to them before and after needs arise.
5. The frequency of services provided and/or a proposed schedule of when services are available to tenants.
6. How the supportive services partner will identify and collaborate with other service provider in the project’s neighborhood.
7. How the supportive services partnership will be funded, including if the applicant is providing funding to support the partnership.
8. Relevant performance data that provides insight into the supportive service partner’s experience serving the target tenant population, and the outcomes for their tenants. *Metrics could include the number of individuals served in a related program in a year, housing retention rates for individuals served in that program, connections to employment, etc.*
9. How the supportive services partner and the applicant will work together to ensure the best outcomes for tenants, such as housing retention.

To be eligible for points in this category, application must include a signed letter from the supportive services partner. The letter must include a description of the services that will be provided to tenants and must match what is included in the developer’s proposal.

***Development and Service Team Background***

Provide a description of the organization including key staff who will be involved in the project, past projects the team has completed, and projects currently in progress.

Additional items that should be included in Development and Service Team Experience in:

1. Obtaining and utilizing Section 42 tax credits

2. Participating in public/private joint ventures

3. Developing multifamily housing for low-income households

4. Developing permanent supportive housing if applying for such project

5. Property management

6. Provision of support services if the project entails permanent supportive housing

***Project Financing and Leverage***

The application must include a sources and uses statement that outlines the estimated project costs, including the proposed developer fee; and the proposed sources of funding including the primary mortgage, the estimated tax credit equity, other public or private grant sources, the amount requested from the County, and the amount of the developer fee that is deferred.

Applications should clearly indicate the amount of County funding requested compared to the total project costs, and describe the other sources of funds that will support the project. Applications should discuss how the County’s contribution will enhance affordability of housing units. Applications will be evaluated such that the application with the lowest public cost per affordable unit bedroom will receive the highest points. The County will consider projects that apply 4% or 9% tax credits or other sources of funding support.

## ***Energy Efficiency/Sustainability***

Dane County prioritizes affordable housing that is safe and comfortable and that features low energy costs.

All applicants must commit to a) working with Focus on Energy to leverage expert advice and incentives for energy efficient features and b) if asked, supporting Dane County efforts to measure total annual energy consumption of the project after occupation by supplying energy consumption data for common areas and by assisting to collect tenant-level data from energy utility providers.

In addition, applicants can earn points for pursuing an energy efficiency and sustainability standard for the project.

Applicants will receive 3 points for pursuing one of the following sets of certifications:

1. [2020 Enterprise Green Communities Certification](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.greencommunitiesonline.org%2F&data=04%7C01%7Cjlezaks%40slipstreaminc.org%7Cb2b853461f1e4597cfcc08d926b69b0d%7C14e9186db92e4c6db3d654b54c168413%7C1%7C1%7C637583387994847297%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=0Y5t2ym%2FhRkrtRF6PzpGqFu9xF4mbXzqIMvARH1vrt0%3D&reserved=0), OR
2. [ENERGY STAR Multifamily New Construction](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.energystar.gov%2Fpartner_resources%2Fresidential_new%2Fhomes_prog_reqs%2Fmultifamily_national_page&data=04%7C01%7Cjlezaks%40slipstreaminc.org%7Cb2b853461f1e4597cfcc08d926b69b0d%7C14e9186db92e4c6db3d654b54c168413%7C1%7C1%7C637583387994847297%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=NYmLtX%2BqGlbvgxnvkeQUbiHzU3%2B9WXyUeVakodgBa80%3D&reserved=0) and [EPA Indoor airPLUS](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.epa.gov%2Findoorairplus&data=04%7C01%7Cjlezaks%40slipstreaminc.org%7Cb2b853461f1e4597cfcc08d926b69b0d%7C14e9186db92e4c6db3d654b54c168413%7C1%7C1%7C637583387994857267%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=l5xYdBo8wIQ%2BajkDzPuhPkbaqk%2BIuTiAwO1VcXVFmrc%3D&reserved=0) certifications

Applicants will receive 5 points for pursuing one of the following certifications:

1. [2020 Enterprise Green Communities Certification Plus](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.greencommunitiesonline.org%2Foperating-energy&data=04%7C01%7Cjlezaks%40slipstreaminc.org%7Cb2b853461f1e4597cfcc08d926b69b0d%7C14e9186db92e4c6db3d654b54c168413%7C1%7C1%7C637583387994857267%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=XN1FbHk67G5N%2FOaMVtpYFGMXFV52%2BNnBNu8%2BPi1fpkw%3D&reserved=0), OR
2. [Passive House (PHIUS)](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.phius.org%2Fhome-page&data=04%7C01%7Cjlezaks%40slipstreaminc.org%7Cb2b853461f1e4597cfcc08d926b69b0d%7C14e9186db92e4c6db3d654b54c168413%7C1%7C1%7C637583387994867209%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=NmJE%2FrdVh2oTyZb7msthLB%2BlTB%2BrTYCQOZCTlyEy1d0%3D&reserved=0)

Applicants should include certification of registration for any selected certification with application. Disbursement of final 10% of awarded funds will be contingent on project receiving selected certification.

**Grant Award and Acceptance and Distribution**

Recipients must sign a Dane County Affordable Housing Grant Agreement that lays out the responsibility of the grant recipient in carrying out the project, including reporting requirements. Recipient will also be expected to execute a note, mortgage, and Land Use Restriction Agreement to secure funds and preserve affordability of completed project. All written agreements must be approved by the Dane County Board before being executed by the County Executive and County Clerk.

Recipient will be required to post conspicuous signage, provided by Dane County, in common area frequented by applicants and residents. The signage will include notice that the project was funded by Dane County, the year funding was provided, and contact information where the applicant or resident can learn more about additional tenant rights and responsibilities related to the project (i.e. tenancy addendum provisions.)

It is expected that recipients will secure all sources of financing for the project prior to execution of County documents. Significant changes to the project, including number of affordable units, unit mix, and other items committed to in project application will not be considered without County Board approval.

Awards are contingent on the applicant securing LIHTC tax credits for the category they specify in their proposal. If applicant does not secure these credits, the applicant will need to reapply for AHDF funds during the next funding cycle.

Funds awarded to projects that do not move forward will be included in the following funding year.

**Application Checklist**

1. Dane County Application for 2023 Affordable Housing Development Fund
2. Tenant Selection Plan for proposed project
3. Signed letter from designated property management partner that acknowledges their understanding of any selected tenancy selection criteria in the project application.
4. Signed letter from designated property management partner that acknowledges their understanding of any lease addendum items the developer is agreeing to in their application
5. Signed letter(s) from designated supportive services partner(s) confirming the details of the application’s commitment to end homelessness
6. Signed letter(s) from designated supportive services partner(s) confirming the details in the application’s supportive services plan.
7. Certification of registration for any selected green energies/sustainability certification

# **ATTACHMENT A**

**WHEDA LIHTC AWARDS IN THE CITY OF MADISON, 2013‐2023\***

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| SITE ID | YEAR | DEVELOPMENT NAME | PARCEL NO. | ADDRESS1 | ADDRESS2 | ADDRESS3 | MUNICIPALITY | County | State | ZIP |
| TE1 | 2014 | Ridgecrest Apartments | 080926400906 | 501‐507 | NORTHPORT | DR | MADISON | Dane | WI | 53704 |
| TE2 | 2017 | Harmony @ Grandview Commons | 071002301019 | 114 | MILKY | WAY | MADISON | Dane | WI | 53704 |
| TE3 | 2017 | PARKCREST APARTMENTS | 080926400906 | 1502‐1562 | TROY | DR | MADISON | Dane | WI | 53704 |
| TE4 | 2019 | The Meadowlands | 071001204016 | 6810 | MILWAUKEE | ST | MADISON | Dane | WI | 53718 |
| TE5 | 2022 | 402 W Wilson Street | 070932300985 | 402 | W WILSON | ST | MADISON | Dane | WI | 53703 |
| TE6 | 2022 | Oakwood Tower Apartments | 070825106028 | 6209 | MINERAL POINT | RD | MADISON | Dane | WI | 53705 |
| TE7 | 2023 | St. John's Apartments | 070913324110 | 322 | E WASHINGTON | AVE | MADISON | Dane | WI | 53703 |
| W1 | 2013 | Eagle Harbor Apartments | 081033210022 | 1360 | MACARTHUR | RD | MADISON | Dane | WI | 53714 |
| W2 | 2013 | Truax Development, Phase 2 | 081032108054 | 3538 | STRAUBEL | ST | MADISON | Dane | WI | 53704 |
| W3 | 2014 | Madison Supportive Housing | 081032430366 | 715 | RETHKE | AVE | MADISON | Dane | WI | 53714 |
| W4 | 2014 | Dempsey Place Apartments | 071009217269 | 902 | ROYSTER OAKS | DR | MADISON | Dane | WI | 53714 |
| W5 | 2015 | Maple Grove Commons | 060812209167 | 3204 | GOLDEN COPPER | LN | MADISON | Dane | WI | 53719 |
| W6 | 2015 | Tennyson Ridge | 081030201040 | 1936 | TENNYSON | LN | MADISON | Dane | WI | 53704 |
| W7 | 2015 | Union Corners Apartments | 071006135133 | 2418 | WINNEBAGO | ST | MADISON | Dane | WI | 53704 |
| W8 | 2016 | 8Twenty Park Phase II | 070926218285 | 903 | DELAPLAINE | CT | MADISON | Dane | WI | 53715 |
| W9 | 2016 | 8Twenty Park Phase I | 070926218277 | 820 | S PARK | ST | MADISON | Dane | WI | 53715 |
| W10 | 2016 | The Royal | 071019412023 | 5329 | FAYETTE | AVE | MADISON | Dane | WI | 53713 |
| W11 | 2016 | The Breese | 070913131010 | 1004 | E WASHINGTON | AVE | MADISON | Dane | WI | 53703 |
| W12 | 2016 | Madison Family Supportive Housing/Tree Lane Apartments | 070823308098 | 7933 | TREE | LN | MADISON | Dane | WI | 53717 |
| W13 | 2017 | Normandy Square Senior Apartments | 070825208022 | 504 | S YELLOWSTONE | DR | MADISON | Dane | WI | 53719 |
| W14 | 2017 | Union Corners Grand Family | 071006134284 | 2431 | WINNEBAGO | ST | MADISON | Dane | WI | 53704 |
| W15 | 2018 | Fair Oaks Apartments | 071005344074 | 130 | S FAIR OAKS | AVE | MADISON | Dane | WI | 53704 |
| W16 | 2018 | Tree Lane Senior Apartments | 070823308048 | 7945 | TREE | LN | MADISON | Dane | WI | 53717 |
| W17 | 2018 | The Grove Apartments | 071009223141 | 208 | COTTAGE GROVE | RD | MADISON | Dane | WI | 53716 |
| W18 | 2019 | Schroeder Road Apartments | 070930301076 | 5614 | SCHROEDER | RD | MADISON | Dane | WI | 53711 |
| W19 | 2019 | The Ace | 071010213149 | 4602 | COTTAGE GROVE | RD | MADISON | Dane | WI | 53714 |
| W20 | 2019 | Valor on Washington | 070913102110 | 1326 | E WASHINGTON | AVE | MADISON | Dane | WI | 53703 |
| W21 | 2020 | Red Caboose Apartments | 071006422209 | 2340 | WINNEBAGO | ST | MADISON | Dane | WI | 53704 |
| W22 | 2020 | The Madisonian Apartments | 081031300867 | 1825 | ABERG | AVE | MADISON | Dane | WI | 53704 |
| W23 | 2020 | The Oscar Apartments | 081031300792 | 1212 | HUXLEY | ST | MADISON | Dane | WI | 53704 |
| W24 | 2021 | The Heights | 070922205020 | 2208 | UNIVERSITY | AVE | MADISON | Dane | WI | 53726 |
| W25 | 2021 | The Shield Apartments | 070913308130 | 651 | EAST MIFFLIN | ST | MADISON | Dane | WI | 53703 |
| W26 | 2022 | Summit Ridge Apartments | 070932300985 | 4649 | VERONA | RD | MADISON | Dane | WI | 53711 |
| W27 | 2023 | The Canyon | 070825204179 | 680 | GRAND CANYON | DR | MADISON | Dane | WI | 53719 |
| W28 | 2023 | University Park Commons II | 070930404078 | 625 | SAND PEARL | LN | MADISON | Dane | WI | 53711 |
| W29 | 2023 | Yellowstone Apartments | 070825202131 | 426 | YELLOWSTONE | DR | MADISON | Dane | WI | 53719 |
| SP1 | 2020 | Bayview Townhouses | 070923321015 | 601 | BAY VIEW |  | MADISON | Dane | WI | 53715 |
| SP2 | 2020 | Ella Apartments | 071005206274 | 325 | N LAWN | AVE | MADISON | Dane | WI | 53704 |
| SP3 | 2020 | Fourteen02 Park Apartments | 070926310015 | 1402 | S PARK | ST | MADISON | Dane | WI | 53715 |
| SP4 | 2021 | Avenue Square Apartments | 081031211337 | 2102 | SCHLIMGEN | AVE | MADISON | Dane | WI | 53704 |
| SP5 | 2021 | Oak Ridge at University Park | 070930404060 | 667 | WHITNEY | WAY | MADISON | Dane | WI | 53711 |
| SP6 | 2021 | University Park Commons | 070930404086 | 649 | SAND PEARL | LN | MADISON | Dane | WI | 53711 |
| SP7 | 2021 | Uno's Madison | 070826203021 | 7601 | MINERAL POINT | RD | MADISON | Dane | WI | 53717 |

\*NOTE: This listing is intended to show LIHTC projects funded within the City of Madison over the past 10 years application in the Dane County Affordable Housing Development (AHDF) funding process.

