



DANE COUNTY HUMAN SERVICES

Dane County provides funding through its Affordable Housing Development Fund, CDBG/HOME funding, and other budget allocations for the development of affordable housing. Persons residing in and seeking to reside in such housing may have protections in addition to what is provided by Wisconsin Statutes and Administrative Rules through Dane County contracts and/or federal statutes and regulations. – Chapter 30 of the Dane County Code of Ordinances

Compliance Questions or Concerns

Compliance Email: danecountyahdf@countyofdane.com

Compliance Phone: [608-283-1662](tel:608-283-1662)

Project Name:	Merchant Place
Project Address:	6706 & 6714 Odana Road, Madison
Year of Funding:	2023
Amount of Funding:	\$2,510,000 (AHDF) \$1,617,059.40 (HOME-ARP)
Source of Funding:	AHDF HOME-ARP
Project Proposal:	Merchant Place Application
Project Contract:	Merchant Place AHDF Contract Merchant Place HOME-ARP Contract
Does the Project Incorporate the Tenancy Addendum?	Yes (View Here)
The project incorporates the listed Fair Tenant Selection Criteria:	Project will not deny applicants based on any of the following:
	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
	Lack of housing history
	Membership in a class protected by Dane County fair housing ordinances and non-discrimination ordinances in the municipality where the project is located.
	Wisconsin Circuit Court Access records

	Inability to meet financial obligations other than housing and utilities necessary for housing (gas, electric, water).
	Credit score
	Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, and water only) obligations.
	Owing money to a prior landlord or negative rent payment history if the tenant's housing and utility costs were more than 50% of their monthly income.
	Owing money to a prior landlord or negative rent or utility payment history if applicant does one of the following: (1) establishes a regular record of repayment of the obligation; 2) signs up for automatic payment of rent to the housing provider; or (3) obtains a representative payee.
Project Incorporates denial process?	No
Tenant Protections and Selection Required: HOME	24 CFR 92.253