

**City of Madison Community Development Division  
Affordable Housing Fund Developments 2013-2022**

AFFORDABLE HOUSING INITIATIVE STATUS			
	Projects	Total Units	Affordable Units
Completed	20	1,494	1,157
Under Construction	4	423	341
Planned (LIHTC Awarded)	1	70	70
Proposed	3	499	344
<b>TOTALS</b>	<b>28</b>	<b>2486</b>	<b>1,912</b>

**Affordable Housing Fund Development Summary**

CDD Award Year	Developer	Project/ Proj. Mgr.	Total Dev. Cost (Approx)	CDD Award/ Recommendation <sup>1</sup>	LIHTC Equity Value (Estimated)	Total Units	Total Affordable Units	30% Units <sup>2</sup>	50% Units	60% Units	80% or Market Rate <sup>5</sup>	# Sup. Service Units <sup>4</sup>	Sup. Service Target Group	Supportive Service Provider	Location	3 BR <sup>2</sup>	2 BR	1 BR	Studio	Construction Status		
<b>2022 RECOMMENDATIONS</b>																						
2022	Northpointe Development & Dreamlane Real Estate Group	Merchant Place Apartments 6706-6714 Odana Road	\$40,000,000	\$2,500,000	\$25,281,922	124	75	25 (20%)	50	0	49	39 (31%)	Homeless Ind./Families, Veterans, Disabled	MOM	Preferred TOD/ West	26 (21%)	20	64	14	Proposed Est. Start Date: Spring 2024		
2022	St. John's Lutheran Church & ULI	St. John's Lutheran Church Redevelpmnt 322 E Washington Ave	\$36,000,000	\$3,500,000	\$15,703,852	130	108	26 (20%)	54	28	22	34 (26%)	Homeless Ind./Families, Veterans, Disabled	Lutheran Social Services	Preferred TOD/ Downtown	1 (1%)	34	53	42	Proposed Est. Start Date: Fall 2023		
2022	Wisconsin Housing Preservation Corporation	Rise - Gardner Bakery Redevelopment 3401 E. Washington Ave	\$73,000,000	\$2,950,000	\$33,484,684	245	161	12 (4%)	102	47	84	12 (5%)	Homeless Ind./Families, Veterans	Lutheran Social Services	Preferred TOD/ East	43 (17%)	102	100	0	Proposed Est. Start Date: Spring 2023		
<b>2022 SUBTOTAL</b>			<b>\$149,000,000</b>	<b>\$8,950,000</b>	<b>\$74,470,458</b>	<b>499</b>	<b>344</b>	<b>63</b>	<b>206</b>	<b>75</b>	<b>155</b>	<b>86</b>				<b>70</b>	<b>156</b>	<b>217</b>	<b>56</b>			
								69%	13%	41%	15%	31%	17%					14%	31%	43%	11%	
<b>2021 RECOMMENDATIONS</b>																						
2021	MSP Real Estate, Inc.	The Heights Apartments 2208 University Ave. John Vogt	\$24 m	\$2,300,000	\$13,587,261	79	62	16 (26%)	32	14	17	16 (20%)	Veterans, Disabled, Homeless Families	The Salvation Army	Preferred/W est	16 (26%)	16	47	0	Under Construction Start: June 2022 Comp: Aug 2023		
2021	Odessa Affordable Housing, LLC	Avenue Square Apartments 2110 Schlimgen Ave. Matt Frater	\$17 m	\$1,600,000	\$8,998,320	70	70	14 (34%)	27	27	0	14 (21%)	Veterans, Disabled, Homeless Ind./Families & Re-Entry	NewBridge Just Dane	Preferred/ North	11 (27%)	20	37	0	Planned Est. Start Date May 2023		
<b>2021 SUBTOTAL</b>			<b>\$3,900,000</b>	<b>\$22,585,581</b>	<b>149</b>	<b>132</b>	<b>30</b>	<b>59</b>	<b>41</b>	<b>17</b>	<b>30</b>					<b>27</b>	<b>36</b>	<b>84</b>	<b>0</b>			
								89%	20%	40%	28%	11%	20%					18%	24%	56%	0%	
<b>2020 COMMITMENTS</b>																						
2020	JT Klein Co., Inc.	University Park (Westgate) 649 Sand Pearl Lane Matt Frater	\$18 m	\$1,680,000	\$8,684,706	68	41	14 (34%)	27	0	27	14 (21%)	Disabled, Veterans, 2-4 Homeless Families	Lutheran Social Services MOM	Super-Preferred/ West	14 (27%)	16	38	0	Completed Jan 2023		
2020	Northpointe Development	Uno's Madison 7601 Mineral Point John Vogt	\$18 m	\$1,350,000	\$8,497,447	64	39	13 (33%)	26	0	25	13 (20%)	Disabled, Veterans, 2-4 Homeless Families	MOM	Super-Preferred/ West	18 (25%)	17	29	0	Under Construction Start: June 2022 Comp: Aug 2023		
<b>2020 SUBTOTAL</b>			<b>\$3,030,000</b>	<b>\$17,182,154</b>	<b>132</b>	<b>80</b>	<b>27</b>	<b>53</b>	<b>0</b>	<b>52</b>	<b>27</b>					<b>30</b>	<b>33</b>	<b>67</b>	<b>0</b>			
								61%	20%	40%	0%	39%	20%					23%	25%	51%	0%	

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CDD Award Year	Developer	Project/ Proj. Mgr.	Total Dev. Cost (Approx)	CDD Award/ Recommendation <sup>1</sup>	LIHTC Equity Value (Estimated)	Total Units	Total Affordable Units	30% Units <sup>2</sup>	50% Units	60% Units	80% or Market Rate Units <sup>5</sup>	# Sup. Service Units <sup>4</sup>	Sup. Service Target Group	Supportive Service Provider	Location	3 BR <sup>2</sup>	2 BR	1 BR	Studio	Construction Status		
<b>2019 COMMITMENTS</b>																						
2019	Movin' Out, Inc.	Red Caboose Apts 2340 Winnebago Matt Frater	\$13 m	\$1,525,000	\$6,620,110	38	32	8 (25%)	15	9	6	8 (21%)	Veterans, Disabled, and Homeless Families	Movin Out & The Road Home	Preferred/ East	10 (31%)	13	15	0	Completed April 2023		
2019	MSP Real Estate, Inc.	The Oscar Apts 1212 Huxley John Vogt	\$25 m	\$1,700,000	\$15,500,000	110	93	22 (24%)	44	27	17	22 (20%)	Re-Entry, Veterans, and Disabled	The Salvation Army Just Dane	Preferred/ North	15 (16%)	37	58	0	Completed July 2022		
2019	Stone House	Judge Doyle Square Block 88 aka The Novo Julie Spears	\$41 m	\$450,000	N/A	162	20	0 (0%)	0	20	142	0 (0%)	N/A	N/A	Central	0 (0%)	44	91	26	Completed August 2021		
2020	Rule Ent. & Movin' Out, Inc.	Fourteen02 Park 815 Cedar St. Julie Spears	\$38m	\$1,400,000	\$14,983,104	150	120	30 (20%)	64	56	30	30 (20%)	Vetrans and Disabled	Movin Out	South	30 (20%)	55	65	0	Under Construction Start: Oct. 2021 Comp. June 2023		
<b>2019 SUBTOTAL</b>				<b>\$5,075,000</b>	<b>\$37,103,214</b>	<b>460</b>	<b>265</b>	<b>60</b>	<b>123</b>	<b>112</b>	<b>195</b>	<b>60</b>				<b>55</b>	<b>149</b>	<b>229</b>	<b>26</b>			
								58%	13%	27%	24%	42%	13%					12%	32%	50%	6%	
<b>2018 COMMITMENTS</b>																						
2018	Bayview Foundation & Horizon Development	Bayview Townhouses 601 Bayview Julie Spears	\$46 m	\$2,900,000	\$14,631,740	130	120	26 (22%)	73	21	10	26 (20%)	All Households	Bayview Foundation & The Salvation Army	Preferred/ Central	73 (61%)	33	24	0	Under Construction Start Date: July 2021 Comp. 2024		
2018	Stone House	Tailor Place Apts 5630 Schroeder Ethan Tabakin	\$21 m	\$1,850,000	\$13,217,430	96	81	20 (25%)	37	24	15	20 (21%)	Formerly Homeless PSH Residents and Veterans	The Road Home	Preferred/ Southwest	15 (19%)	37	44	0	Completed February 2021		
2018	Movin' Out & Commonwealth Cos.	The Ace Apts 4602 Cottage Grove Ethan Tabakin	\$20 m	\$1,100,000	\$12,247,710	70	59	6 (10%)	40	13	11	14 (20%)	Veterans, Disabled, Homeless Families	Movin Out & The Road Home	Eligible/ East	14 (24%)	34	22	0	Completed November 2021		
2018	Gorman & Company	Valor on Washington 1326 E.Washington Julie Spears	\$15 m	\$950,000	\$10,237,140	59	50	4 (8%)	36	10	9	12 (20%)	Veteran Families	Lutheran Social Services & Dryhooch	Prefered/ Central	30 <sup>7</sup> (60%)	29	0	0	Completed November 2021		
<b>2018 SUBTOTAL</b>				<b>\$6,800,000</b>	<b>\$50,334,020</b>	<b>355</b>	<b>310</b>	<b>56</b>	<b>186</b>	<b>68</b>	<b>45</b>	<b>72</b>				<b>132</b>	<b>133</b>	<b>90</b>	<b>0</b>			
								87%	16%	52%	19%	13%	20%					37%	37%	25%	0%	
<b>2017 COMMITMENTS</b>																						
2017	Stone House	Fair Oaks Apts 144 S. Fair Oaks Julie Spears	\$17 m	\$1,350,000	\$9,688,380	80	68	8 (12%)	44	16	12	16 (20%)	Veterans and Homeless Families	Road Home	Preferred/ East	11 (16%)	25	32	12	Completed August 2020		
2017	MSP Real Estate	The Grove Apts 208 Cottage Grove Ethan Tabakin	\$23 m	\$3,000,000	\$13,392,720	112	95	23 (24%)	44	28	17	23 (21%)	Re-Entry Homeless Veterans/ SSVF Families	MUM, CAC, Porchlight	Preferred/ East	19 (20%)	39	54	0	Completed August 2020		
2017	CommonBond Communities	Point Place Senior Housing 7945 Tree Lane Julie Spears	\$11 m	\$1,480,000	\$6,622,300	54	51	3 (6%)	26	22	3	11 (20%)	homeless, disabled, seniors & veterans	NewBridge	West	0 (0%)	9	45	0	Completed May 2020		
<b>2017 SUBTOTAL</b>				<b>\$5,830,000</b>	<b>\$29,703,400</b>	<b>246</b>	<b>214</b>	<b>34</b>	<b>114</b>	<b>66</b>	<b>32</b>	<b>50</b>				<b>30</b>	<b>73</b>	<b>131</b>	<b>12</b>			
								87%	14%	46%	27%	13%	20%					12%	30%	53%	5%	

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<b>2016 COMMITMENTS</b>																					
2016	Gorman & Company	Generations at Union Corners 2507 Winnebago Julie Spears	\$12 m	\$950,000	\$8,918,630	60	56	12 (21%)	24	20	4	12 (21%)	Grand-Families (56)/ Vets	Lutheran Social Services	Preferred/ East	20 (36%)	40	0	0	Completed December 2019	
2016	MSP Real Estate	Normandy Square 6509 Normandy Ethan Tabakin	\$11 m	\$850,000	\$6,559,570	58	48	12 (25%)	22 <sup>3</sup>	14	10	15 (26%)	Re-Entry (1-3) Homeless Families/ Veterans (15)	MOM CAC MUM	Eligible/ West	0	29	29	0	Completed Sept 2019	
<b>2016 SUBTOTAL</b>						<b>\$1,800,000</b>	<b>\$15,478,200</b>	<b>118</b>	<b>104</b>	<b>24</b>	<b>46</b>	<b>34</b>	<b>14</b>	<b>27</b>		<b>20</b>	<b>69</b>	<b>29</b>	<b>0</b>		
								88%	20%	39%	29%	12%	23%					17%	58%	25%	0%
<b>2015 COMMITMENTS</b>																					
2015	Stone House	The Breese 1003 E. Mifflin Julie Spears	\$12 m	\$1,000,000	\$6,150,000	65	55	9 (16%)	25	21	10	16 (25%)	homeless families & veterans	Road Home	Preferred/ Downtown	9 (16%)	18	29	9	Completed Jan. 2018	
2015	JTKlein & DCHA	8Twenty Park 903 Delaplaine Ethan Tabakin	\$15 m	\$1,250,000	\$7,418,000	67	58	8 (14%)	35	15	9	16 (24%)	disabled & veterans	CAC	Preferred/ South	11 (19%)	18	38	0	Completed June 2018	
2015	Mirus Partners & Movin' Out	The Royal 2232 W. Broadway Julie Spears	\$10 m	\$980,000	\$4,968,990	48	40	14/6 <sup>6</sup> (35/15%)	16	10	8	12 (25%)	disabled & veterans	Movin Out	Eligible/ Southeast	12 (30%)	32	4	0	Completed Nov. 2018	
<b>2015 SUBTOTAL</b>						<b>\$3,230,000</b>	<b>\$18,536,990</b>	<b>180</b>	<b>153</b>	<b>31</b>	<b>76</b>	<b>46</b>	<b>27</b>	<b>45</b>		<b>32</b>	<b>68</b>	<b>71</b>	<b>9</b>		
								85%	17%	42%	26%	15%	25%					18%	38%	39%	5%
2014	Oakbrook Corporation	Maple Grove Commons 3204 Golden Copper Julie Spears	\$13 m	\$1,000,000	\$7,631,180	80	68	20 (29%)	26	22	12	20 (25%)	disabled & veterans	Movin Out	Southwest	13 (19%)	33	34	0	Completed June 2017	
2014	Gorman & Company	Carbon at Union Corners 2418 Winnebago Ethan Tabakin	\$17 m	\$1,000,000	\$8,500,000	90	76	23 (30%)	29	24	14	23 (26%)	disabled & veterans	Lutheran Social Services	East	16 (21%)	54	20	0	Completed Sept. 2017	
2014	WHDC & Lutheran Social Services	Tennyson Ridge 3818 Whitman Lane Ethan Tabakin	\$10 m	\$1,000,000	\$7,256,270	72	61	12 (20%)	39	10	11	12 (17%)	disabled & veterans	Lutheran Social Services	North	19 (31%)	34	19	0	Completed Dec. 2017	
<b>2014 SUBTOTAL</b>						<b>\$3,000,000</b>	<b>\$23,387,450</b>	<b>242</b>	<b>205</b>	<b>55</b>	<b>94</b>	<b>56</b>	<b>37</b>	<b>55</b>		<b>48</b>	<b>121</b>	<b>73</b>	<b>0</b>		
								85%	23%	39%	23%	15%	23%					20%	50%	30%	0%
<b>AHF TOTAL</b>						<b>\$32,665,000</b>	<b>\$214,311,009</b>	<b>1,882</b>	<b>1,463</b>	<b>317</b>	<b>751</b>	<b>423</b>	<b>419</b>	<b>366</b>		<b>374</b>	<b>682</b>	<b>774</b>	<b>47</b>		
								17%	40%	22%	22%	19%					20%	36%	41%	2%	

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#### Permanent Supportive Housing Developments

CDD Award Year	Developer	Project/ Proj. Mgr.	Total Dev. Cost	CDD Award/ Recommendation <sup>1</sup>	LIHTC Reservation	Total Units	Total Affordable Units	30% Units <sup>2</sup>	50% Units	60% Units	80% or Market Rate Units <sup>5</sup>	# Sup. Service Units <sup>4</sup>	Sup. Service Target Group	Supportive Service Provider	Location	3 BR <sup>2</sup>	2 BR	1 BR	Studio	Construction Status
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2013	Heartland Housing	Rethke Terrace Apts 715 Rethke Linette Rhodes	\$8 m	\$1,450,000	\$5,400,000	60	60	6 (100%)	26	28	0	60 (100%)	homeless singles	Tellurian	East	0 (0%)	0	0	60	Completed June 2016
2015	Heartland Housing	Tree Lane Apts 7933 Tree Lane Julie Spears	\$12 m	\$1,615,000	\$7,010,580	45	45	5 (100%)	25	15	0	45 (100%)	homeless families	Sankofa	West	26 <sup>7</sup> (58%)	19	0	0	Completed June 2018
<b>PSH SUBTOTAL</b>				<b>\$3,065,000</b>	<b>\$12,410,580</b>	<b>105</b>	<b>105</b>	<b>11</b>	<b>51</b>	<b>43</b>	<b>0</b>	<b>105</b>				<b>26</b>	<b>19</b>	<b>0</b>	<b>60</b>	

100% 10% 49% 41% 0% 100% 25% 18% 0% 57%

<b>CDD TOTAL</b>	<b>\$35,730,000</b>	<b>\$226,721,589</b>	<b>1,987</b>	<b>1,568</b>	<b>328</b>	<b>802</b>	<b>466</b>	<b>419</b>	<b>471</b>	<b>400</b>	<b>701</b>	<b>774</b>	<b>107</b>
					17%	40%	23%	21%	24%	20%	35%	39%	5%

<sup>1</sup> Includes HOME funds: Red Caboose \$990,000; Bayview Foundation \$990,000; The Ace \$990,000; The Royal \$400,000

<sup>2</sup> % shown out of affordable units

<sup>3</sup> Includes three 40% CMI units

<sup>4</sup> % shown out of total units

<sup>5</sup> Includes 80% CMI Units

<sup>6</sup> Includes 8 Project Based Vouchers restricted to households with incomes at or below 30% CMI

<sup>7</sup> Includes three 4-BR units at Tree Lane and 2 4-BR units at Valor on Washington