

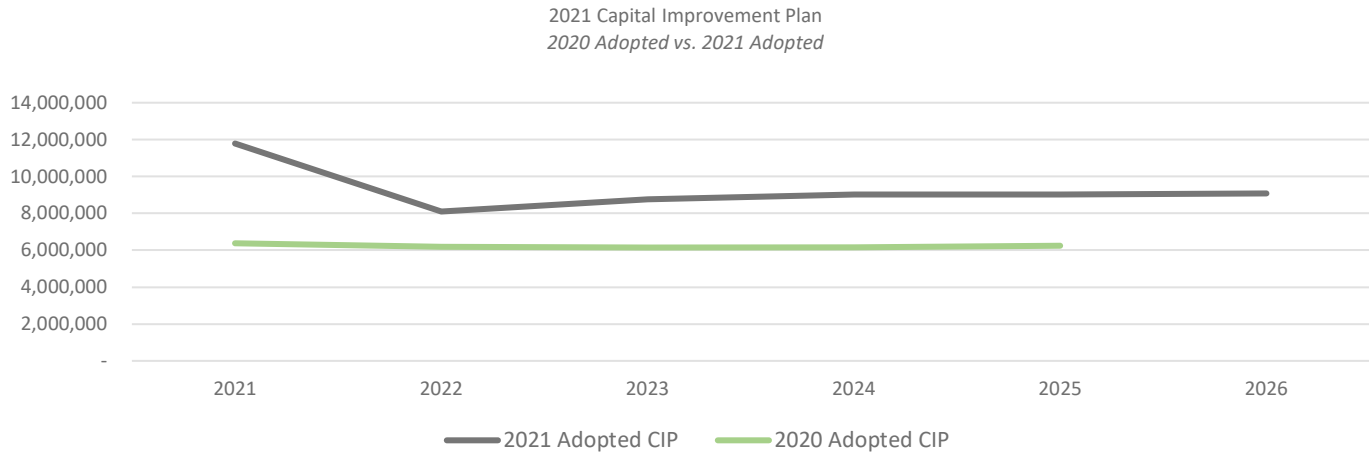
# Community Development Division

## Capital Improvement Plan

### Project Summary: Adopted Budget

	2021	2022	2023	2024	2025	2026
Affordable Housing-Cnsmr Lending	2,010,000	2,010,000	2,225,000	2,475,000	2,475,000	2,475,000
Affordable Housing-Dvlpmt Projects	6,270,000	6,000,000	6,500,000	6,500,000	6,500,000	6,500,000
Men's Homeless Shelter	3,500,000	-	-	-	-	-
Senior Center Building Improvements	7,000	89,000	47,000	52,000	40,000	98,000
<b>Total</b>	<b>\$ 11,787,000</b>	<b>\$ 8,099,000</b>	<b>\$ 8,772,000</b>	<b>\$ 9,027,000</b>	<b>\$ 9,015,000</b>	<b>\$ 9,073,000</b>

### Changes from 2020 CIP



### Major Changes

- Affordable Housing-Consumer Lending**  
 Program funding increased by \$1.33m annually due to transferring Federal and State funding sources from the Community Development Grants fund in the Operating Budget into the Capital Budget  
 Property Tax Financing for Eligible Seniors: Annual funding increased by \$80k based on projected uptick in demand (\$400k)  
 Home Purchase Assistance & Housing Rehab Services: Funding from 2022-2025 increased based on increased demand from Town of Madison attachment (\$1.36m)
- Affordable Housing-Development Projects**  
 Program funding increased by \$500k in both 2021 and 2022 and by \$1.0m annually starting in 2023 (\$4.0m)
- Men's Homeless Shelter**  
 Project transferred from the Horizon List to the 2021 Capital Budget by Common Council amendment #2 (\$3.5m)

# Community Development Division

## Budget Overview

### 2021 CIP by Expenditure Type

	2021	2022	2023	2024	2025	2026
Building	3,507,000	89,000	47,000	52,000	40,000	98,000
Loans	8,280,000	8,010,000	8,725,000	8,975,000	8,975,000	8,975,000
<b>Total</b>	<b>\$ 11,787,000</b>	<b>\$ 8,099,000</b>	<b>\$ 8,772,000</b>	<b>\$ 9,027,000</b>	<b>\$ 9,015,000</b>	<b>\$ 9,073,000</b>

### 2021 CIP by Funding Source

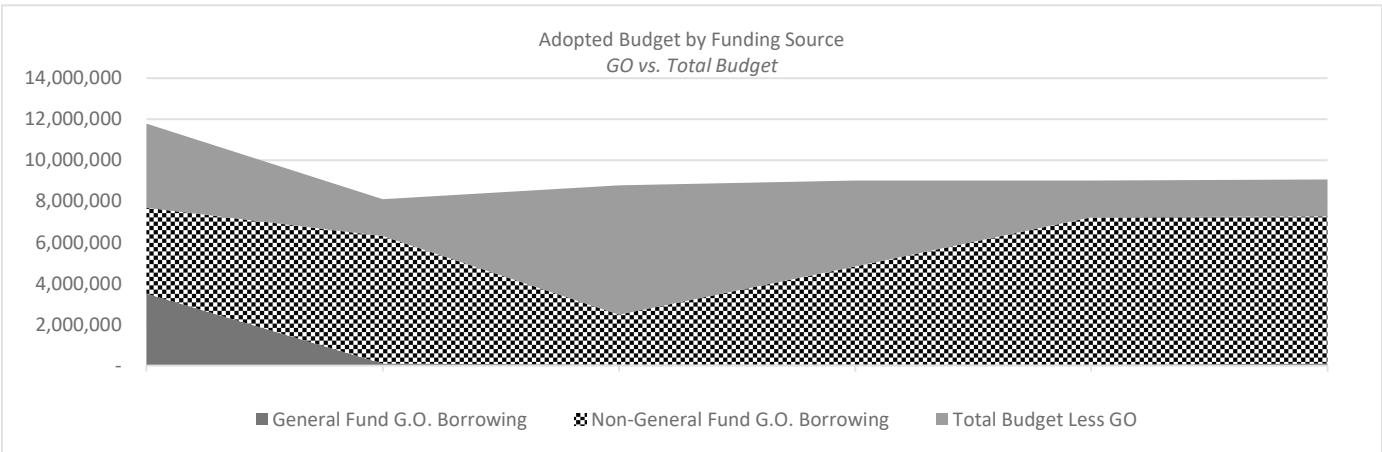
	2021	2022	2023	2024	2025	2026
GF GO Borrowing	3,507,000	89,000	47,000	52,000	40,000	98,000
Non-GF GO Borrowing	4,188,000	6,218,000	2,433,000	4,783,000	7,183,000	7,183,000
Federal Sources	1,130,000	1,130,000	1,130,000	1,130,000	1,130,000	1,130,000
Loan Repayment	460,000	460,000	460,000	460,000	460,000	460,000
Miscellaneous Revenue	2,000	2,000	2,000	2,000	2,000	2,000
Reserves Applied	2,300,000	-	-	-	-	-
State Sources	200,000	200,000	200,000	200,000	200,000	200,000
TIF Proceeds	-	-	4,500,000	2,400,000	-	-
<b>Total</b>	<b>\$ 11,787,000</b>	<b>\$ 8,099,000</b>	<b>\$ 8,772,000</b>	<b>\$ 9,027,000</b>	<b>\$ 9,015,000</b>	<b>\$ 9,073,000</b>

### Borrowing Summary

	2021	2022	2023	2024	2025	2026
<b>Borrowing Schedule</b>						
General Fund G.O. Borrowing	3,507,000	89,000	47,000	52,000	40,000	98,000
Non-General Fund G.O. Borrowing	4,188,000	6,218,000	2,433,000	4,783,000	7,183,000	7,183,000
<b>Total</b>	<b>\$ 7,695,000</b>	<b>\$ 6,307,000</b>	<b>\$ 2,480,000</b>	<b>\$ 4,835,000</b>	<b>\$ 7,223,000</b>	<b>\$ 7,281,000</b>

### Annual Debt Service

General Fund G.O. Borrowing	455,910	11,570	6,110	6,760	5,200	12,740
Non-General Fund G.O. Borrowing	544,440	808,340	316,290	621,790	933,790	933,790



## Community Development Division

### Project Overview

Project	<b>Affordable Housing-Consumer Lending</b>	Project #	<b>62010</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Program</b>

#### Project Description

This program supports the direct consumer lending programs including: Home Purchase Assistance (i.e., Home-Buy the American Dream), Housing Rehabilitation Services, and Property Tax Financing for Eligible Seniors programs. The goal of these direct lending programs are to assist eligible City residents to acquire homes and help finance costs associated with home repairs and property taxes. City funds complement, or are occasionally combined with, available federal and state funding to help residents purchase homes and or secure rehabilitation loans. Projects planned in 2021 include expanding the Property Tax Financing for Eligible Seniors to keep pace with increased demand. Overall Affordable Housing-Consumer Lending funding has increased by \$1.3m in each year due to including federal and state funding that has historically been included in CDD's operating budget (Affordable Housing service). The 2021 Adopted CIP increases annual program funding beginning in 2023 to accommodate property owners currently within the Town of Madison along and assuming an overall increase in the demand for the program.

#### Project Budget by Funding Source

	2021	2022	2023	2024	2025	2026
Non-GF GO Borrowing	218,000	218,000	433,000	683,000	683,000	683,000
Federal Sources	1,130,000	1,130,000	1,130,000	1,130,000	1,130,000	1,130,000
Loan Repayment	460,000	460,000	460,000	460,000	460,000	460,000
Miscellaneous Revenue	2,000	2,000	2,000	2,000	2,000	2,000
State Sources	200,000	200,000	200,000	200,000	200,000	200,000
<b>TOTAL</b>	<b>\$ 2,010,000</b>	<b>\$ 2,010,000</b>	<b>\$ 2,225,000</b>	<b>\$ 2,475,000</b>	<b>\$ 2,475,000</b>	<b>\$ 2,475,000</b>

Project	<b>Affordable Housing-Development Projects</b>	Project #	<b>17110</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Program</b>

#### Project Description

This program continues a major initiative to expand and improve the supply of affordable housing in Madison. Since 2015, the Community Development Division (CDD) has used program funding to leverage other public and private resources to improve and expand the supply of quality, affordable rental housing accessible to low and moderate-income households (i.e., at or below 60 percent of Dane County's median household income). To date, the program has assisted projects that have added nearly 1,350 affordable rental units to the Madison market. A competitive request for proposal (RFP) process in 2020 will solicit development proposals that seek to leverage federal Low Income Housing Tax Credits (LIHTC) in 2021. Proposals that are offered City assistance will learn of tax credit decisions in early 2021. In addition to LIHTC developments, the program will be extending support for a fuller range of housing opportunities (e.g., smaller scale developments, home ownership opportunities, etc.) starting in 2021. CDD will issue a separate RFP in 2020 to solicit proposals that do not fit the typical tax credit development profile. This program will allocate up to \$2 million in 2021 to support CDA or City-sponsored developments. CDD will work closely with the Economic Development Division to identify opportunities that promote affordable housing developments on land owned or controlled by the City. The 2021 Executive Budget increased funding over the 2021 CIP by \$500,000 in 2022 and by \$1.0m annually starting in 2023. Common Council amendment #2 added \$500,000 of funding to 2021.

#### Project Budget by Funding Source

	2021	2022	2023	2024	2025	2026
Non-GF GO Borrowing	3,970,000	6,000,000	2,000,000	4,100,000	6,500,000	6,500,000
Reserves Applied	2,300,000	-	-	-	-	-
TIF Proceeds	-	-	4,500,000	2,400,000	-	-
<b>TOTAL</b>	<b>\$ 6,270,000</b>	<b>\$ 6,000,000</b>	<b>\$ 6,500,000</b>	<b>\$ 6,500,000</b>	<b>\$ 6,500,000</b>	<b>\$ 6,500,000</b>

Project	<b>Men's Homeless Shelter</b>	Project #	<b>13344</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Project</b>

*Project Description*

This project funds property acquisition, architecture and engineering, and renovation and construction for a men's temporary and permanent homeless shelter in 2021. Approximately \$500,000 will be used for renovation of a site to serve as a temporary homeless shelter. The location for the permanent shelter has yet to be determined. Common Council amendment #2 added this project to the 2021 Adopted Capital Budget.

*Project Budget by Funding Source*

	2021	2022	2023	2024	2025	2026
GF GO Borrowing	3,500,000	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Project	<b>Senior Center Building Improvements</b>	Project #	<b>12434</b>
Citywide Element	<b>Culture and Character</b>	Project Type	<b>Project</b>

*Project Description*

This project funds multiple building improvements to the Madison Senior Center to address safety and other concerns. Building improvements include, but are not limited to: external lighting improvements (2021); flooring repair, movable airwall replacement, and exterior drive painting and sealing (2022); door replacement and patio and rooftop repair (2023-2024); door swipe access system upgrades, exterior locks replacement, and exterior brick tuckpointing (2025); and elevator modernization and safety upgrades (2025-2026). Earlier work components of this project included smoke pollution mitigation in 2020.

*Project Budget by Funding Source*

	2021	2022	2023	2024	2025	2026
GF GO Borrowing	7,000	89,000	47,000	52,000	40,000	98,000
<b>TOTAL</b>	<b>\$ 7,000</b>	<b>\$ 89,000</b>	<b>\$ 47,000</b>	<b>\$ 52,000</b>	<b>\$ 40,000</b>	<b>\$ 98,000</b>

Community Development Division

2021 Appropriation Schedule

2021 Appropriation

Adopted Budget

	Request	Executive	GO Borrowing	Other	Total
Affordable Housing-Consumer Lending	2,010,000	2,010,000	218,000	1,792,000	2,010,000
Affordable Housing-Development Projects	5,770,000	5,770,000	3,970,000	2,300,000	6,270,000
Men's Homeless Shelter	-	-	3,500,000	-	3,500,000
Senior Center Building Improvements	7,000	7,000	7,000	-	7,000
<b>Total 2021 Appropriation</b>	<b>\$ 7,787,000</b>	<b>\$ 7,787,000</b>	<b>\$ 7,695,000</b>	<b>\$ 4,092,000</b>	<b>\$ 11,787,000</b>