

# Community Development Division

## Capital Improvement Plan

	2020 Adopted	2021 Request	Change
2021 Capital Budget	6,377,000	7,787,000	1,410,000
2021 Capital Improvement Plan	31,114,000	44,451,000	13,337,000

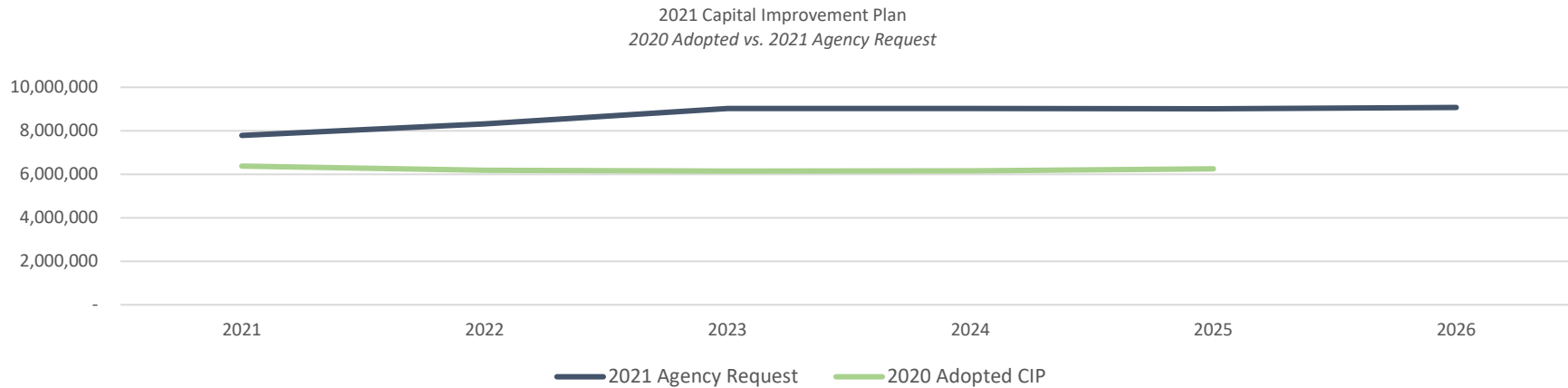
2020 Adopted  
**4**

2021 Request  
**3**

### Project Summary: Agency Request

	2021	2022	2023	2024	2025	2026
Senior Center Building Improvements	7,000	89,000	47,000	52,000	40,000	98,000
Affordable Housing-Development Projects	5,770,000	6,000,000	6,500,000	6,500,000	6,500,000	6,500,000
Affordable Housing-Consumer Lending	2,010,000	2,225,000	2,475,000	2,475,000	2,475,000	2,475,000
<b>Total</b>	<b>\$ 7,787,000</b>	<b>\$ 8,314,000</b>	<b>\$ 9,022,000</b>	<b>\$ 9,027,000</b>	<b>\$ 9,015,000</b>	<b>\$ 9,073,000</b>

### Changes from 2020 CIP



## Community Development Division

### Capital Improvement Plan

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2021 Capital Budget	6,377,000	7,787,000	1,410,000
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2021 Request
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### Project Summary: Agency Request

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Senior Center Building Improvements	7,000	89,000	47,000	52,000	40,000	98,000
Affordable Housing-Development Projects	5,770,000	6,000,000	6,500,000	6,500,000	6,500,000	6,500,000
Affordable Housing-Consumer Lending	2,010,000	2,225,000	2,475,000	2,475,000	2,475,000	2,475,000
<b>Total</b>	<b>\$ 7,787,000</b>	<b>\$ 8,314,000</b>	<b>\$ 9,022,000</b>	<b>\$ 9,027,000</b>	<b>\$ 9,015,000</b>	<b>\$ 9,073,000</b>

### Major Changes/Decision Points

- Affordable Housing-Development Projects

Program budget remains unchanged in 2021 but increased by \$3.5m in years 2021-2025 due to the projected need for affordable housing stock and potential changes to the types and costs of developments that are funded

Borrowing increased by \$2.97m in 2021 due to the timing of TID closures and increased by \$3.1m overall to fund the aforementioned program budget increase

Funding from TIF Proceeds deferred to 2023 due to the timing of TID closures with overall TIF funding increasing by \$409k

Program funding continues at \$6.5 into 2026 and is entirely funded by borrowing

- Affordable Housing-Consumer Lending

Program budget increased by \$1.33m in 2021 and \$3.6m in years 2021-2025 due to transferring Federal and State funding sources from the Community Development Grants fund in the Operating Budget into the Capital Budget

Borrowing increased by \$85k in 2021 to meet the projected demand in the property tax financing for seniors program

Borrowing increased by \$2m in years 2021-2025 due to the projected increase in demand for the housing rehabilitation loan program by rental property owners starting in 2022 and then again in 2023 for current Town of Madison residents

Program funding continues at \$2.48m into 2026

TO: Dave Schmiedicke

FROM: Jim O'Keefe

DATE: June 12, 2020

SUBJECT: Community Development Division 2020 Capital Budget Recommendations

### Goals of Agency's Capital Budget

The CDD's 2020 capital budget places primary emphasis on the task of helping address housing challenges confronting lower- and moderate- income households in Madison. Chief among them is the continued shortage of quality housing stock. Thus, this budget maintains the City's commitment to grow the supply of quality, affordable rental housing, by leveraging powerful federal tax credits – an effort that has yielded nearly 1,350 new affordable units since 2015. It will also bring new obligations for tax credit developers to lengthen periods of affordability, provide more units for lower-income households, adopt more inclusive marketing and tenant selection plans, and embrace sustainability goals.

The budget also seeks to respond to other housing objectives in the community – for more varied housing choices, help in financing needed home repairs and higher rates of home ownership, particularly among communities of color. Despite the constraints of a difficult fiscal environment, it seeks resources to strengthen support for complementary strategies.

### Summary of Changes from 2020 Capital Improvement Plan

The following projects have changed since approval of the 2020 Capital Improvement Plan:

- The proposed development of a replacement neighborhood center serving residents of the Bridge Lake Point Waunona neighborhood is proceeding through community engagement and preliminary design changes. However, the coronavirus pandemic has interrupted the project's capital campaign and will postpone construction until 2021.
- The CDD recommendation seeks additional budget authority in the AHF Program beginning in 2022. The rationale for this recommendation reflects the following: a) the acute need for more affordable housing stock; b) a desire for greater accessibility and affordability in developments we assist; c) interest in a greater variety of options in affordable housing; d) the opportunity to capitalize on strategic land acquisitions and/or existing City held properties, and e) the need for deeper subsidies as development costs rise, tax credit prices weaken and additional financial leveraging becomes harder to obtain.

- CDD's recommendations reflect two distinct changes. The first is the inclusion of Federal and State resources (about \$1.1 million in Federal Community Development Block Grant and HOME Investment Partnerships Program, and \$200,000 in State Housing Cost Reduction Initiative) administered by CDD and used to support home purchase and housing rehabilitation loans. These funds, which are used in combination with City resources to support the loan programs, have historically been presented within the Division's Operating Budget. They appear in the Capital Budget for the first time.

The second change is the recommendation to increase budget authorization for the consumer loan programs beginning in 2021. The 2021 increase (\$80,000) is sought in response to increased demand for loans in the property tax financing for seniors program. Though still low-volume, requests grew in 2020 by about 50%, likely a response to including an informational brochure about the program with 2019 tax bills. An increase of \$215,000 in budget authorization for the housing rehabilitation program is sought in 2022 in anticipation of greater use of the housing rehabilitation loan program by rental property owners. An additional \$250,000 increase is recommended for the rehabilitation program beginning in 2023 to accommodate property owners currently within the Town of Madison, once the Town has been fully annexed to the City.

### Prioritized List of Capital Requests

Affordable Housing Fund Program [17110] is priority 1, Affordable Housing-Consumer Lending [62010] priority 2, and Senior Center Building Improvements [12434] priority 3.

The programs are ranked by the impact they will have in supporting the highest priority goal of addressing housing affordability needs. The Affordable Housing Fund Program offers the most flexibility to support large- or small- scale projects. The Affordable Housing-Consumer Lending program is essential to helping first time home buyers achieve home ownership. It also provides the means to help eligible homeowners remain in their homes and make needed repairs. While the impacts these programs have on those they serve is substantial, and important, the numbers of households they support is more limited.

### Potential for Scaling Capital Requests

The scale of housing projects funded through CDD's Capital Budget varies considerably. Land values, construction costs and housing prices all influence one or more of the projects supported through these programs – and all continue to rise. Accordingly, so do the required levels of subsidies, whether for new developments, home repairs or home purchases. Thus, any reduction in the level of funding for the affordable housing fund or consumer lending programs is likely to result in a corresponding reduction in the number of development proposals, or home improvement projects, or down payment assistance loans that can be assisted.

### Impact of COVID-19 on Capital Funding

COVID-19 has highlighted the vulnerabilities that accompany housing instability. CDD's attention has been largely focused on protecting the most vulnerable within our community – those without housing. Since March, the pandemic has forced the placement of nearly 400 people experiencing homelessness into hotels and the establishment of temporary space to safely shelter 150 others. It has reinforced the urgency to address the need for access to quality, affordable housing in Madison. The financial reality is that low-cost housing is not viable in the current environment without City financial support. The strategies adopted in 2015, through the Affordable Housing Initiative, have proven successful and they need to continue. However, other, complementary approaches can add even more value and we should pursue them. As our economy looks to recover from the impact of COVID-19, few measures will prove more important to its success than the ability to meet the housing needs of all our residents.

## 2021 Capital Improvement Plan Capital Budget Proposal

### Identifying Information

<b>Agency</b>	Community Development Division	<b>Proposal Name</b>	Affordable Housing-Cons
<b>Project Number</b>	62010	<b>Project Type</b>	Program
<b>Project Category</b>	Other	<b>Priority:</b>	2
<b>2021 Project Number</b>	62010		

### Description

This program supports the Home Purchase Assistance (called Home-Buy the American Dream), Housing Rehabilitation Services, and Property Tax Financing for Eligible Seniors programs. These direct lending programs, administered by Community Development Division staff, assist eligible City residents to acquire homes and help finance costs associated with home repairs and property taxes. City funds complement and, on occasion, are used in combination with Federal and State funds that are available to support home purchase and rehabilitation loans.

### Budget Information

**Prior Appropriation\***  **Prior Year Actual\***

\*Based on Fiscal Years 2015-2019

### Budget by Funding Source

<i>Funding Source</i>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
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
Non-GF GO Borrowing	218,000	433,000	683,000	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
State Sources	200,000	200,000	200,000	200,000	200,000	200,000
<b>Total</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>	<b>\$2,475,000</b>

### Budget by Expenditure Type

<i>Expense Type</i>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Loans	2,010,000	2,225,000	2,475,000	2,475,000	2,475,000	2,475,000
<b>Total</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>	<b>\$2,475,000</b>

### Explain any changes from the 2020 CIP in the proposed funding for this program.

CDD's recommendations reflect two distinct changes. The first is the inclusion of Federal and State resources (about \$1.1 million in Federal Community Development Block Grant and HOME Investment Partnerships Program, and \$200,000 in State Housing Cost Reduction Initiative) administered by CDD and used to support home purchase and housing rehabilitation loans. These funds, which are used in combination with City resources to support the loan programs, have historically been presented within the Division's Operating Budget. They appear in the Capital Budget for the first time. (Note that Prior Appropriation and Prior Year Actual figures do not include Federal and State sources.)

The second change is the recommendation to increase budget authorization for the consumer loan programs beginning in 2021. The 2021 increase (\$80,000) is sought in response to increased demand for loans in the property tax financing for seniors program. Though still low-volume, requests grew in 2020 by about 50%, likely a response to including an informational brochure about the program with 2019 tax bills. An increase of \$215,000 in budget authorization for the housing rehabilitation program is sought in 2022 in anticipation of greater use of the housing rehabilitation loan program by rental property owners. An additional \$250,000 increase is recommended for the rehabilitation program beginning in 2023 to accommodate property owners currently within the Town of Madison, once the Town has been fully annexed to the City.

### Priority

**Citywide Element**

**Strategy**

#### Describe how this project advances the Citywide Element:

## Project Schedule & Location

### 2021 Projects

<i>Project name</i>	<i>Est Cost</i>	<i>Location</i>
Home Purchase Assistance	\$1,000,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...
Housing Rehabilitation Services	\$785,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...
Property Tax Financing for Eligible Seniors (65+)	\$225,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...

#### Explain the justification for selecting projects planned for 2021:

These three planned projects provide funding to create safe, quality affordable housing opportunities.

[Home Purchase Assistance budget authority detail: City \$90,000; Federal \$710,000 and State \$200,000]

[Housing Rehabilitation Services budget authority detail: City \$365,000; Federal \$420,000]

[Property Tax Financing for Seniors budget authority detail: City \$225,000]

### 2022 Projects

<i>Project Name</i>	<i>Est Cost</i>	<i>Location</i>
Home Purchase Assistance	\$1,000,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...
Housing Rehabilitation Services	\$1,000,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...
Property Tax Financing for Eligible Seniors (65+)	\$225,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...

#### Explain the justification for selecting projects planned for 2022:

These three planned projects provide funding to create safe, quality affordable housing opportunities.

[Home Purchase Assistance budget authority detail: City \$90,000; Federal \$710,000 and State \$200,000]

[Housing Rehabilitation Services budget authority detail: City \$580,000; Federal \$420,000]

[Property Tax Financing for Seniors budget authority detail: City \$225,000]

### 2023 Projects

<i>Project Name</i>	<i>Est Cost</i>	<i>Location</i>
Home Purchase Assistance	\$1,000,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...
Housing Rehabilitation Services	\$1,250,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...
Property Tax Financing for Eligible Seniors (65+)	\$225,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...

#### Explain the justification for selecting projects planned for 2023:

These three planned projects provide funding to create safe, quality affordable housing opportunities.

[Home Purchase Assistance budget authority detail: City \$90,000; Federal \$710,000 and State \$200,000]

[Housing Rehabilitation Services budget authority detail: City \$830,000; Federal \$420,000]

[Property Tax Financing for Seniors budget authority detail: City \$225,000]

### 2024 Projects

<i>Project name</i>	<i>Est Cost</i>	<i>Location</i>
Home Purchase Assistance	\$1,000,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...
Housing Rehabilitation Services	\$1,250,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...
Property Tax Financing for Eligible Seniors (65+)	\$225,000	Project locations are entirely a function of the addresses of eligible applicants. The program doe...

#### Explain the justification for selecting projects planned for 2024:

These three planned projects provide funding to create safe, quality affordable housing opportunities.

[Home Purchase Assistance budget authority detail: City \$90,000; Federal \$710,000 and State \$200,000]

[Housing Rehabilitation Services budget authority detail: City \$830,000; Federal \$420,000]

[Property Tax Financing for Seniors budget authority detail: City \$225,000]

**2025 Projects**

Project name	Est Cost	Location
Home Purchase Assistance	\$1,000,000	Project locations are entirely a function of the addresses of eligible applicants. The program does not target specific neighborhoods.
Housing Rehabilitation Services	\$1,250,000	Project locations are entirely a function of the addresses of eligible applicants. The program does not target specific neighborhoods.
Property Tax Financing for Eligible Seniors (65+)	\$225,000	Project locations are entirely a function of the addresses of eligible applicants. The program does not target specific neighborhoods.

**Explain the justification for selecting projects planned for 2025:**

These three planned projects provide funding to create safe, quality affordable housing opportunities.

[Home Purchase Assistance budget authority detail: City \$90,000; Federal \$710,000 and State \$200,000]

[Housing Rehabilitation Services budget authority detail: City \$830,000; Federal \$420,000]

[Property Tax Financing for Seniors budget authority detail: City \$225,000]

**2026 Projects**

Project name	Est Cost	Location
Home Purchase Assistance	\$1,000,000	Project locations are entirely a function of the addresses of eligible applicants. The program does not target specific neighborhoods.
Housing Rehabilitation Services	\$1,250,000	Project locations are entirely a function of the addresses of eligible applicants. The program does not target specific neighborhoods.
Property Tax Financing for Eligible Seniors (65+)	\$225,000	Project locations are entirely a function of the addresses of eligible applicants. The program does not target specific neighborhoods.

**Explain the justification for selecting projects planned for 2026:**

These three planned projects provide funding to create safe, quality affordable housing opportunities.

[Home Purchase Assistance budget authority detail: City \$90,000; Federal \$710,000 and State \$200,000]

[Housing Rehabilitation Services budget authority detail: City \$830,000; Federal \$420,000]

[Property Tax Financing for Seniors budget authority detail: City \$225,000]

**Operating Costs**

What are the estimated annual operating costs associated with the projects planned within this program?

**Personnel**

# of FTEs	Annual Cost	Description
.59	46,000	2 Housing Rehabilitation Specialists (0.24 + 0.15); 1 Community Development Technician (0.20)

**Non-Personnel**

Major	Amount	Description
54335	850	Annual CDM licenses
54612	600	Misc property appraisals
54638	4,550	Fidlar searches, misc closing/recording fees & other title work
54650	10,000	Rehab loan program advertising (Isthmus, Umoja, NPC, Goodman)
54810	20,000	TransUnion credit check services
54840	26,000	Allowance for forgiven/uncollectible loans



## 2021 Capital Improvement Plan Capital Budget Proposal

### Identifying Information

<b>Agency</b>	Community Development Division	<b>Proposal Name</b>	Affordable Housing-Deve
<b>Project Number</b>	17110	<b>Project Type</b>	Program
<b>Project Category</b>	Other	<b>Priority:</b>	1
<b>2021 Project Number</b>	17110		

### Description

The Affordable Housing Fund (AHF) Program continues a major initiative to expand and improve the supply of affordable housing in Madison. Since 2015, CDD has used program funds 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. Progress is measured by the production of new rental housing serving households with incomes at or below 60 percent of the County's median income. To date, the program has assisted projects that have, or will, add nearly 1,350 affordable rental units to the Madison market. The Community Development Division will solicit development proposals that seek to leverage federal Low Income Housing Tax Credits (LIHTC) through an RFP process in the summer. Proposals offered City assistance will learn of tax credit decisions in early 2021. Thus far, nearly all AHF funds have supported LIHTC projects. However, as valuable a resource as federal tax credits are, they cannot support a full range of housing projects, e.g., smaller scale developments, home ownership opportunities, etc. In the interest of extending support for a fuller range of housing opportunities, CDD will issue a separate RFP to solicit proposals that do not fit the typical tax credit development profile. The Community Development Division will allocate up to \$2 million in 2021 to support CDA or City-sponsored developments. CDD will work closely with the Economic Development Division's Real Estate Unit to identify opportunities to promote affordable housing developments on land owned or controlled by the City. Prospective development partners will be identified through a Request for Proposals or Request for Qualifications process.

### Budget Information

**Prior Appropriation\*** \$24,015,500 **Prior Year Actual\*** \$18,719,554

\*Based on Fiscal Years 2015-2019

### Budget by Funding Source

Funding Source	2021	2022	2023	2024	2025	2026
Non-GF GO Borrowing	3,470,000	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>\$5,770,000</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>

### Budget by Expenditure Type

Expense Type	2021	2022	2023	2024	2025	2026
Loans	5,770,000	6,000,000	6,500,000	6,500,000	6,500,000	6,500,000
<b>Total</b>	<b>\$5,770,000</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>

### Explain any changes from the 2020 CIP in the proposed funding for this program.

The CDD recommendation seeks additional budget authority in the AHF Program beginning in 2022. The rationale for this recommendation reflects the following: a) the acute need for more affordable housing stock; b) a desire for greater accessibility and affordability in developments we assist; c) interest in a greater variety of options in affordable housing; d) the opportunity to capitalize on strategic land acquisitions and/or existing City held properties, and e) the need for deeper subsidies as development costs rise, tax credit prices weaken and additional financial leveraging becomes harder to obtain.

CDD will allocate up to \$2 million, in 2021, to support affordable housing opportunities disassociated from federal tax credits. That effort will take advantage of sums authorized in previous budgets but currently unallocated. However, beginning in 2022, similar efforts will reduce the amounts available to support larger scale tax credit developments unless additional funds are authorized.

Finally, the recommended budget reflects adjustments to the schedule for receipt of funds anticipated from the closure of Tax Increment Financing Districts. Those adjustments require higher GO Borrowing in 2021 and 2022 but reduced borrowing in 2023 and 2024.

### Priority

<b>Citywide Element</b>	Neighborhoods and Housing
<b>Strategy</b>	Integrate lower priced housing, including subsidized housing, into complete neighborhoods.
<b>Describe how this project advances the Citywide Element:</b>	

## Project Schedule & Location

### 2021 Projects

Project name	Est Cost	Location
4-5 housing development projects to be identified by end of 2020	\$4,500,000	Development projects are selected through an annual, competitive RFP process that steers dev...
2-3 non-tax credit housing projects to be identified in 2020	\$1,270,000	Housing projects will be selected through competitive RFP process that will expand quality, safe...

#### Explain the justification for selecting projects planned for 2021:

CDD will solicit proposals through a Request for Proposals (RFP) process and present recommendations to the Council for approval. CDD will work closely with EDD to identify City-owned or controlled properties well situated for affordable housing developments.

### 2022 Projects

Project Name	Est Cost	Location
3-4 housing development projects to be identified by end of 2021	\$5,000,000	Development projects are selected through an annual, competitive RFP process that steers dev...
2-3 non-tax credit housing projects to be identified in 2022	\$1,000,000	Housing projects will be selected through competitive RFP process that will expand quality, safe...

#### Explain the justification for selecting projects planned for 2022:

CDD will solicit proposals through a Request for Proposals (RFP) process and present recommendations to the Council for approval. CDD will work closely with EDD to identify City-owned or controlled properties well situated for affordable housing developments.

### 2023 Projects

Project Name	Est Cost	Location
3-4 housing development projects to be identified by end of 2022	\$5,000,000	Development projects are selected through an annual, competitive RFP process that steers dev...
2-3 non-tax credit housing projects to be identified in 2022	\$1,500,000	Housing projects will be selected through competitive RFP process that will expand quality, safe...

#### Explain the justification for selecting projects planned for 2023:

CDD will solicit proposals through a Request for Proposals (RFP) process and present recommendations to the Council for approval. CDD will work closely with EDD to identify City-owned or controlled properties well situated for affordable housing developments.

### 2024 Projects

Project name	Est Cost	Location
3-4 housing development projects to be identified by end of 2023	\$5,000,000	Development projects are selected through an annual, competitive RFP process that steers dev...
2-3 non-tax credit housing projects to be identified in 2024	\$1,500,000	Housing projects will be selected through competitive RFP process that will expand quality, safe...

#### Explain the justification for selecting projects planned for 2024:

CDD will solicit proposals through a Request for Proposals (RFP) process and present recommendations to the Council for approval. CDD will work closely with EDD to identify City-owned or controlled properties well situated for affordable housing developments.

### 2025 Projects

Project name	Est Cost	Location
3-4 housing development projects to be identified by end of 2024	\$5,000,000	Development projects are selected through an annual, competitive RFP process that steers developers to locations well served by public transit and other amenities, and not already marked by high concentrations of poverty.
2-3 non-tax credit housing projects to be identified in 2024	\$1,500,000	Housing projects will be selected through competitive RFP process that will expand quality, safe, affordable homeownership and rental opportunities in Madison.

#### Explain the justification for selecting projects planned for 2025:

CDD will solicit proposals through a Request for Proposals (RFP) process and present recommendations to the Council for approval. CDD will work closely with EDD to identify City-owned or controlled properties well situated for affordable housing developments.

### 2026 Projects

<i>Project name</i>	<i>Est Cost</i>	<i>Location</i>
3-4 housing development projects to be identified by end of 2025	\$5,000,000	Development projects are selected through an annual, competitive RFP process that steers developers to locations well served by public transit and other amenities, and not already marked by high concentrations of poverty.
2-3 non-tax credit housing projects to be identified in 2026	\$1,500,000	Housing projects will be selected through competitive RFP process that will expand quality, safe, affordable homeownership and rental opportunities in Madison.

**Explain the justification for selecting projects planned for 2026:**

CDD will solicit proposals through a Request for Proposals (RFP) process and present recommendations to the Council for approval. CDD will work closely with EDD to identify City-owned or controlled properties well situated for affordable housing developments.

**Operating Costs**

What are the estimated annual operating costs associated with the projects planned within this program?

**Personnel**

<i># of FTEs</i>	<i>Annual Cost</i>	<i>Description</i>
<input type="text"/>	<input type="text"/>	<input type="text"/>

**Non-Personnel**

<i>Major</i>	<i>Amount</i>	<i>Description</i>
<input type="text"/>	<input type="text"/>	<input type="text"/>

**Notes**

Notes:

## 2021 Capital Improvement Plan Capital Budget Proposal

### Identifying Information

<b>Agency</b>	Community Development Division	<b>Proposal Name</b>	Senior Center Building Irr
<b>Project Number</b>	12434	<b>Project Type</b>	Project
<b>Project Category</b>	Facility	<b>Priority:</b>	3

### 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); repair or replacement of doors and patio and rooftop rehab or 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.

### Budget Information

**Total Project Budget**  **Prior Appropriation**

### Budget by Funding Source

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>

### Budget by Expenditure Type

Expense Type	2021	2022	2023	2024	2025	2026
Building	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>

### Explain any changes from the 2020 CIP in the proposed funding for this project.

Estimate for the elevator modernization and associated safety upgrades (2025-2026) was revised upward by Facilities Management from \$115,000 to \$128,000, to include an additional \$13,000 in anticipated expenditures for fire alarm, electrical work and machine room ceiling amendments. Phase I (\$30k) in 2025 will replace the hydraulic power unit, with the remaining modernization elements (replacement of controls, door operator, fixtures, etc.) addressed during Phase II (\$98k) in 2026.

### Priority

**Citywide Element**

**Strategy**

#### Describe how this project advances the Citywide Element:

#### What is the justification for this project?

### Project Schedule & Location

Can this project be mapped?  Yes  No

What is the location of the project?

Is this project on the Project's Portal?  Yes  No

<b>2021</b>	<b>Status</b>		
	<i>Status/Phase</i>	<i>Est Cost</i>	<i>Description</i>
		7000	external lighting improvements
<b>2022</b>	<b>Status</b>		
	<i>Status/Phase</i>	<i>Est Cost</i>	<i>Description</i>
		89000	flooring repair, movable air-wal replacement and exterior drive painting & sealing
<b>2023</b>	<b>Status</b>		
	<i>Status/Phase</i>	<i>Est Cost</i>	<i>Description</i>
		47000	repair/replacement of doors; begin patio/rooftop repair
<b>2024</b>	<b>Status</b>		
	<i>Status/Phase</i>	<i>Est Cost</i>	<i>Description</i>
		52000	complete patio/rooftop repair
<b>2025</b>	<b>Status</b>		
	<i>Status/Phase</i>	<i>Est Cost</i>	<i>Description</i>
		40000	door swipe access system, exterior locks & brick tuckpointing; Phase I of elevator modernization
<b>2026</b>	<b>Status</b>		
	<i>Status/Phase</i>	<i>Est Cost</i>	<i>Description</i>
		98000	Phase II of elevator modernization

### Operating Costs

What are the estimated annual operating costs associated with the project?

#### Personnel

# of FTEs	Annual Cost	Description
<input type="text"/>	<input type="text"/>	<input type="text"/>

#### Non-Personnel

Major	Amount	Description
<input type="text"/>	<input type="text"/>	<input type="text"/>

### Notes

Notes:

# City of Madison 2020 Authorized Projects

## Summary Status

Agency :

Community Development Division

# of Projects on Schedule

3

# of Projects Delayed

1

Project	2020 Budget	Status	Notes
Senior Center Building Improvements	10,000	On schedule	Facilities Management identified a series of minor repairs, safety improvements and upgrades at the Madison Senior Center (MSC) to be addressed during the 5 year CIP. Work scheduled for 2020 has been completed.
Bridge Lake Point Community Center	500,000	Delayed -- will not be started until 2021	Vera Court Neighborhood Center was selected through an RFQ process to develop and operate a new neighborhood center serving residents in the Bridge Lake Point Waunona neighborhoods. Vera has hired a project consultant to assist with development process. Residents have been engaged in facility planning and design efforts. A Land Use Approval application is expected to be submitted in 2020. However, the COVID-19 pandemic has interrupted Vera's capital campaign. Pledged donations have been put on temporary hold, and this is expected to delay the project's start until 2021.
Affordable Housing-Development Projects	5,500,000	On schedule	Since the inception of the AHF Program, 21 assisted projects have secured federal tax credits. Ten developments have been completed, 6 are currently under construction and 5 are in final design stages. While COVID will delay release of the 2020 RFP, CDD expects to present funding recommendations to the Council in time to align with WHEDA's application process, and to release a second RFP in the fall to solicit non-tax credit development proposals.

City of Madison 2020 Authorized Projects  
*Summary Status*

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Agency : Community Development Division

# of Projects on Schedule

3
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# of Projects Delayed

1
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Project	2020 Budget	Status	Notes
Affordable Housing-Consumer Lending	600,000	On schedule	Two out of the three direct lending programs (Home Buy and Property Tax Assistance) continue to operate as normal at this time. The City's Rehabilitation Loan Program has been suspended due to the pandemic; its resumption is uncertain. In addition, the program's lead staff person has retired.
<b>TOTAL</b>	<b>\$ 6,610,000</b>		