

## Community Development Division

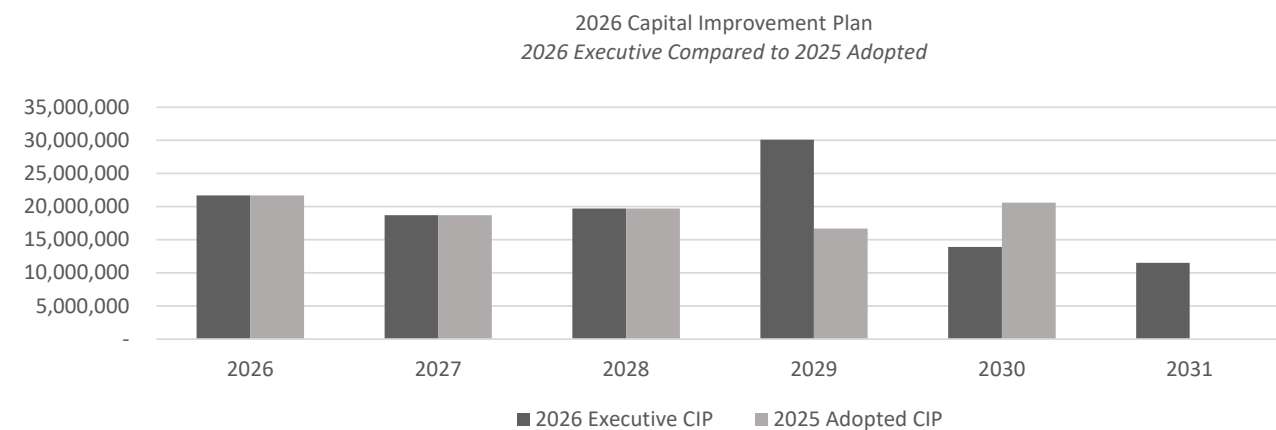
### Capital Improvement Plan (CIP) Overview

Budget Phase: Executive

#### Summary Table

	2026	2027	2028	2029	2030	2031
Affordable Housing- Consumer Lending	3,207,000	3,207,000	3,207,000	3,207,000	3,273,850	3,344,042
Affordable Housing- Development Projects	17,500,000	14,500,000	15,500,000	25,905,160	9,572,420	7,082,420
Community Facilities Loan (CFL) Program	1,000,000	1,000,000	1,000,000	1,000,000	1,050,000	1,100,000
	<b>\$ 21,707,000</b>	<b>\$ 18,707,000</b>	<b>\$ 19,707,000</b>	<b>\$ 30,112,160</b>	<b>\$ 13,896,270</b>	<b>\$ 11,526,462</b>

#### Changes from 2025 Adopted CIP



#### Description of Major Changes

##### Affordable Housing - Consumer Lending

- No major changes compared to 2025 Adopted CIP.

##### Affordable Housing - Development Projects

- Program budget increased by \$13.4 million in 2029 due to updated estimates available from anticipated Tax Increment District (TID) closures. GO Borrowing in 2030 and 2031 decreased by an equivalent amount to maintain the Executive Budget at the same level as the agency request.
- Program budget replaced a total of \$2.1 million of General Fund GO Borrowing with TIF Increment in 2027 and 2028 based on updated estimates available from anticipated TID closures.
- TIF increment in out years of the CIP will be adjusted in future CIPs based on updated estimates of increment remaining at planned time of closure.

##### Community Facilities Loan (CFL) Program

- No major changes compared to 2025 Adopted CIP.

## Community Development Division

### Summary of Expenditures and Revenues

#### 2026 CIP by Expenditure Type

	2026	2027	2028	2029	2030	2031
Loans	21,707,000	18,707,000	19,707,000	30,112,160	13,896,270	11,526,462
	<b>\$ 21,707,000</b>	<b>\$ 18,707,000</b>	<b>\$ 19,707,000</b>	<b>\$ 30,112,160</b>	<b>\$ 13,896,270</b>	<b>\$ 11,526,462</b>

#### 2026 CIP by Funding Source

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	17,037,000	12,647,668	15,965,453	2,337,000	12,026,270	9,656,462
Federal Sources	1,110,000	1,110,000	1,110,000	1,110,000	1,110,000	1,110,000
Loan Repayment	560,000	560,000	560,000	560,000	560,000	560,000
Reserves Applied	300,000	300,000	-	-	-	-
State Sources	200,000	200,000	200,000	200,000	200,000	200,000
TIF Increment	2,500,000	3,889,332	1,871,547	25,905,160	-	-
	<b>\$ 21,707,000</b>	<b>\$ 18,707,000</b>	<b>\$ 19,707,000</b>	<b>\$ 30,112,160</b>	<b>\$ 13,896,270</b>	<b>\$ 11,526,462</b>

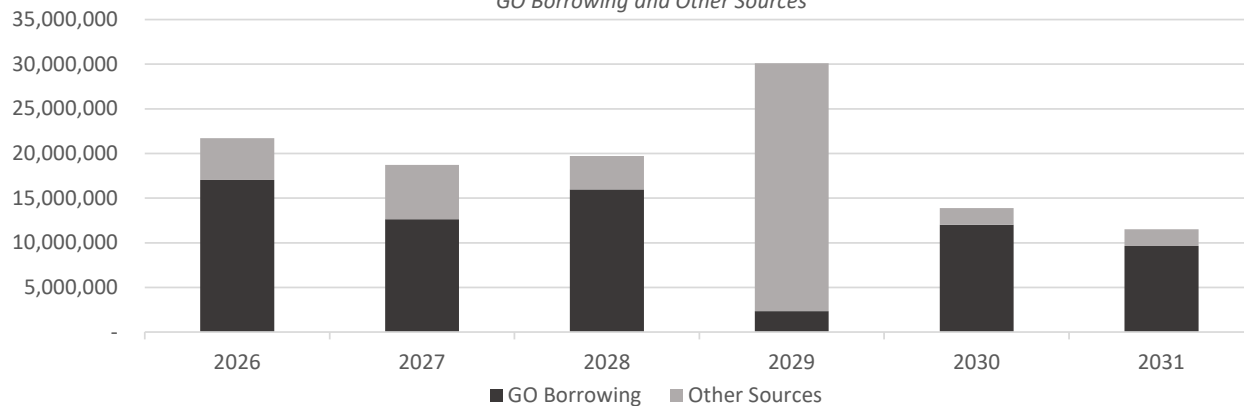
#### Borrowing Summary

	2026	2027	2028	2029	2030	2031
General Fund GO Borrowing	17,037,000	12,647,668	15,965,453	2,337,000	12,026,270	9,656,462
Non-General Fund GO Borrowing	-	-	-	-	-	-
	<b>\$ 17,037,000</b>	<b>\$ 12,647,668</b>	<b>\$ 15,965,453</b>	<b>\$ 2,337,000</b>	<b>\$ 12,026,270</b>	<b>\$ 9,656,462</b>

#### Annual Debt Service

	2026	2027	2028	2029	2030	2031
General Fund GO Borrowing	2,214,810	1,644,197	2,075,509	303,810	1,563,415	1,255,340
Non-General Fund GO Borrowing	-	-	-	-	-	-
	<b>\$ 2,214,810</b>	<b>\$ 1,644,197</b>	<b>\$ 2,075,509</b>	<b>\$ 303,810</b>	<b>\$ 1,563,415</b>	<b>\$ 1,255,340</b>

Executive Budget by Funding Source  
GO Borrowing and Other Sources



Community Development Division

*Carryforward General Obligation Borrowing*

	Unused Appropriation Authority	Reauthorized GO Borrowing
10066 NEIGHBORHOOD CENTERS	224,997	-
11819 PARK EDGE/PARK RIDGE EMP CNTR	339,621	-
13344 MEN'S HOMELESS SHELTER	1,715,118	-
13398 TEMPORARY FAMILY SHELTER	41,019	-
13672 COMMUNITY FACILITIES IMPROVE MAJOR	1,844,104	1,000,000
13775 ARPA-SALVATION ARMY DARBO SITE	2,500,000	-
13776 ARPA-YOUTH-CENTERED HOUSING	866,395	-
13942 ACCESSORY DWELLING UNIT MAJOR PROJE	64,300	-
13983 ARPA-OCCUPY MADISON SOLAR PRJ	-	-
14969 Child Care Capital Access	500,000	500,000
17002 BRIDGE LAKE PT COMM CENTER	2,498,103	-
17110 AFFORDABLE HOUSING-DEVELOPMENT	41,559,595	27,817,400
62010 HSNG CONSUMER LOAN PRGMS	7,106,120	2,301,400
67021 DANE CO URBAN WATER QUALITY GRNT 21	395,000	-
	<b>\$ 59,654,372</b>	<b>\$ 31,618,800</b>

## Community Development Division

### Project & Program Details

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 several direct consumer lending programs administered by the Community Development Division (CDD), including the Home Purchase Assistance (Home-Buy the American Dream), Property Tax Financing for Eligible Seniors, and Rental Rehabilitation programs. Their goals are to help eligible residents acquire homes, to finance their property taxes, and to finance small-scale rehabilitation of rental housing. City funds complement, or are occasionally combined with, available federal and state dollars to support these programs. The programs help advance the objectives in the City's Housing Forward Initiative to increase homeownership among households of color and enable senior homeowners to remain in their homes, and they offer help to owners of rental properties to maintain and improve their units. These programs are parts of a larger affordable housing strategy that also devotes resources to financial literacy programs, complementary down payment assistance programs, and a program that helps single-family homeowners make needed repairs to their homes.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	1,037,000	1,037,000	1,337,000	1,337,000	1,403,850	1,474,042
Federal Sources	1,110,000	1,110,000	1,110,000	1,110,000	1,110,000	1,110,000
Reserves Applied	300,000	300,000	-	-	-	-
Loan Repayment	560,000	560,000	560,000	560,000	560,000	560,000
State Sources	200,000	200,000	200,000	200,000	200,000	200,000
<b>Total</b>	<b>\$ 3,207,000</b>	<b>\$ 3,207,000</b>	<b>\$ 3,207,000</b>	<b>\$ 3,207,000</b>	<b>\$ 3,273,850</b>	<b>\$ 3,344,042</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 represents the primary resource by which the City offers direct support for efforts to expand and improve the supply of quality, affordable housing accessible to low- and moderate-income households in Madison. Generally, program funds are used in combination with other public and private resources in order to maximize their impact. The program's support was once limited to medium-density rental developments that also relied on a specific type of federal low-income housing tax credits. However, in recent years, the program has supported a wider range of project types and scales, as well as development opportunities initiated more directly by the City or the Madison Community Development Authority. Funds are allocated through a series of competitive funding processes, each of which targets specific project types. Each commitment of City funds requires Council approval. Since the Affordable Housing Fund was created in 2015, it has been used to support a variety of development proposals, including 33 tax credit projects that, collectively, have or will add over 2,750 units of new rental housing in Madison, nearly 2,240 of which are reserved for households earning not more than 60% of the Dane County median income. The City's offers of support to selected developers are made contingent upon their securing tax credits and/or other needed funding, outcomes which often are determined months after City funds are offered. If developers are unsuccessful in attracting these other resources, they must return City funds. Continued pressures on the Madison housing market, especially for lower-income households, changes in how developers are choosing to finance projects, steadily rising construction costs, and other economic uncertainties will combine to make likely that demand for these program funds will only grow.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	15,000,000	10,610,668	13,628,453	-	9,572,420	7,082,420
TIF Increment	2,500,000	3,889,332	1,871,547	25,905,160	-	-
<b>Total</b>	<b>\$ 17,500,000</b>	<b>\$ 14,500,000</b>	<b>\$ 15,500,000</b>	<b>\$ 25,905,160</b>	<b>\$ 9,572,420</b>	<b>\$ 7,082,420</b>

## Community Development Division

### Project & Program Details

Project	<b>Community Facilities Loan (CFL) Program</b>	Project #	<b>13672</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Program</b>

#### Project Description

This program supports modest-sized capital projects by non-profit partners to meet facility needs that serve or benefit specific neighborhoods or populations. Originally authorized in 2022, the program offers a valuable and flexible resource for external agencies that need help to acquire or improve properties from which they serve residents in low- to moderate-income households. Per Council directive, unused budget authority in any given year is not carried forward to the subsequent year. These funds supplement Federal Community Development Block Grant (CDBG) funds, the usefulness of which is often hampered by regulatory burdens that add cost and complexity to small projects, and by the inability to predict when those funds will be available. Availability of CDBG funds is largely dependent upon program income generated from loan repayments that are unplanned/unscheduled.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	1,000,000	1,000,000	1,000,000	1,000,000	1,050,000	1,100,000
<b>Total</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,050,000</b>	<b>\$ 1,100,000</b>

## Community Development Division

### 2026 Appropriation Schedule

#### 2026 Appropriation

	Request	Executive Budget		
		GO Borrowing	Other	Total
Affordable Housing-Consumer Lending	3,207,000	1,037,000	2,170,000	3,207,000
Affordable Housing-Development Projects	17,500,000	15,000,000	2,500,000	17,500,000
Community Facilities Loan (CFL) Program	1,000,000	1,000,000	-	1,000,000
	<b>\$ 21,707,000</b>	<b>\$ 17,037,000</b>	<b>\$ 4,670,000</b>	<b>\$ 21,707,000</b>