

Community Development Division

Capital Improvement Plan

Project Summary: Executive

	2023	2024	2025	2026	2027	2028
Affordable Housing-Consumer Lending	3,157,000	3,157,000	3,207,000	3,207,000	3,207,000	3,257,000
Affordable Housing-Development Projects	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,500,000
Permanent Men's Shelter	11,000,000	-	-	-	-	-
Reserve Fund to Maintain Temporary Shelter Facilities	150,000	-	-	-	-	-
Senior Center Building Improvements	47,000	52,000	40,000	98,000	-	-
	\$ 24,354,000	\$ 13,209,000	\$ 13,247,000	\$ 13,305,000	\$ 13,207,000	\$ 13,757,000

Changes from 2022 CIP



Major Changes

- Affordable Housing-Development Projects
 - Program budget increased by \$3m each year from 2023 -2027 compared to 2022 Adopted Capital Budget to increase CDD's capacity to increase the City's inventory of affordable housing and expand housing options available to residents
 - Increase program budget will also support up to \$250,000 per year in administrative costs needed to manage and implement projects
- Permanent Men's Shelter
 - Executive budget adds \$11m for the project (\$6m Dane County; \$3m City; \$2m federal)
 - The total project budget, including appropriations in the 2021 and 2022 adopted capital budgets, is \$21m; this total includes \$1m in prior appropriation in the Economic Development Division's budget for land acquisition
- Reserve Fund to Maintain Temporary Shelter Facilities
 - New program in 2023 to fund extraordinary maintenance or repair expenses that might be necessary to sustain operations at three City-supported temporary shelter facilities

Community Development Division

Budget Overview

2023 CIP by Expenditure Type

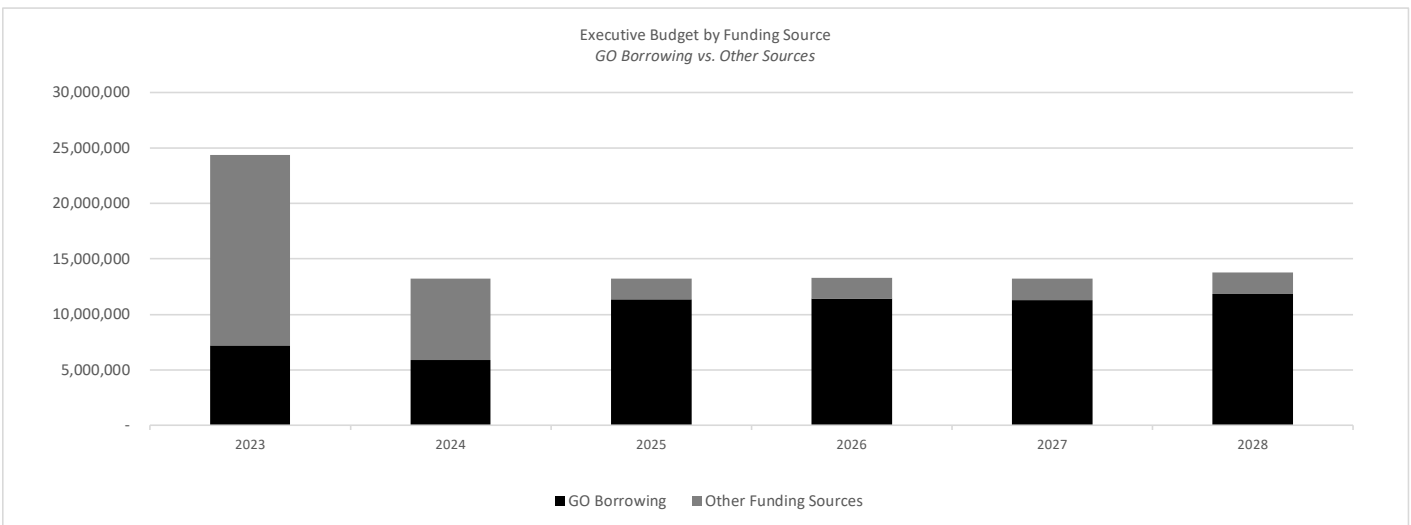
	2023	2024	2025	2026	2027	2028
Building	11,197,000	52,000	40,000	98,000	-	-
Loans	13,157,000	13,157,000	13,207,000	13,207,000	13,207,000	13,757,000
Total Expenditures	\$ 24,354,000	\$ 13,209,000	\$ 13,247,000	\$ 13,305,000	\$ 13,207,000	\$ 13,757,000

2023 CIP by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	7,212,000	5,867,000	11,355,000	11,413,000	11,315,000	11,865,000
County Sources	6,000,000	-	-	-	-	-
Federal Sources	3,130,000	1,130,000	1,130,000	1,130,000	1,130,000	1,130,000
Loan Repayment	560,000	560,000	560,000	560,000	560,000	560,000
Miscellaneous Revenue	2,000	2,000	2,000	2,000	2,000	2,000
Reserves Applied	250,000	250,000	-	-	-	-
State Sources	200,000	200,000	200,000	200,000	200,000	200,000
TIF Increment	7,000,000	5,200,000	-	-	-	-
Total Funding	\$ 24,354,000	\$ 13,209,000	\$ 13,247,000	\$ 13,305,000	\$ 13,207,000	\$ 13,757,000

Borrowing Summary

	2023	2024	2025	2026	2027	2028
Borrowing Schedule						
General Fund GO Borrowing	7,212,000	5,867,000	11,355,000	11,413,000	11,315,000	11,865,000
Non-General Fund GO Borrowing	-	-	-	-	-	-
Total GO Borrowing	\$ 7,212,000	\$ 5,867,000	\$ 11,355,000	\$ 11,413,000	\$ 11,315,000	\$ 11,865,000
Annual Debt Service						
General Fund GO Borrowing	937,560	762,710	1,476,150	1,483,690	1,470,950	1,542,450
Non-General Fund GO Borrowing	-	-	-	-	-	-



Carry Forward GO Borrowing

	Unused Appropriation Authority	Reauthorized GO Borrowing
13942 ACCESSORY DWELLING UNIT MAJOR PROJE	400,000	-
17110 AFFORDABLE HOUSING-DEVELOPMENT	25,182,000	-
13774 ARPA-HOTELS CONVERTED TO HOUSING	1,000,000	-
13983 ARPA-OCCUPY MADISON SOLAR PRJ	150,000	-
13775 ARPA-SALVATION ARMY DARBO SITE	2,500,000	-
13776 ARPA-YOUTH-CENTERED HOUSING	2,000,000	-
17002 BRIDGE LAKE PT COMM CENTER	2,498,103	-
13672 COMMUNITY FACILITIES IMPROVE MAJOR	1,000,000	1,000,000
62010 HSNG CONSUMER LOAN PRGMS	4,657,163	570,000
13344 MEN'S HOMELESS SHELTER	8,143,153	4,000,000
10066 NEIGHBORHOOD CENTERS	266,497	-
11819 PARK EDGE/PARK RIDGE EMP CNTR	340,319	-
12434 SENIOR CENTER BUILDING IMPROVEMENTS	103,370	-
13398 TEMPORARY FAMILY SHELTER	56,577	-
	\$ 48,297,183	\$ 5,570,000

Community Development Division

Project Overview

Project	Affordable Housing-Consumer Lending	Project #	62010
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project Description

This program supports several direct consumer lending programs administered by the Community Development Division (CDD), including the Home Purchase Assistance (i.e., Home-Buy the American Dream), Housing Rehabilitation Services, and Property Tax Financing for Eligible Seniors programs. The goals of these programs are to help eligible City residents acquire homes, finance home repairs and pay their 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. These programs contribute to the City's Housing Forward Initiative's objectives of increasing homeownership levels among households of color and helping ensure that senior homeowners can stay in their homes and other homeowners can make needed repairs. Projects planned include placing greater emphasis on households of color in the down payment assistance program and adjusting subsidies for lower-income households to make ownership more accessible in the face of rising housing prices. In addition, CDD will expand the Rehabilitation Program to support proposals that involve purchase and rehabilitation of small scale multi-family properties with the goal of preserving and improving naturally occurring affordable housing options for lower-income households.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	1,015,000	1,015,000	1,315,000	1,315,000	1,315,000	1,365,000
Federal Sources	1,130,000	1,130,000	1,130,000	1,130,000	1,130,000	1,130,000
Loan Repayment	560,000	560,000	560,000	560,000	560,000	560,000
Miscellaneous Revenue	2,000	2,000	2,000	2,000	2,000	2,000
Reserves Applied	250,000	250,000	-	-	-	-
State Sources	200,000	200,000	200,000	200,000	200,000	200,000
TOTAL	\$ 3,157,000	\$ 3,157,000	\$ 3,207,000	\$ 3,207,000	\$ 3,207,000	\$ 3,257,000

Project	Affordable Housing-Development Projects	Project #	17110
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project Description

This program continues and expands a major initiative created to expand and improve the supply of affordable housing in Madison. Since 2015, the CDD has used these funds to leverage other public and private resources for projects that improve and expand the supply of quality, affordable housing accessible to low- and moderate-income households. To date, the program has assisted projects that, collectively, have added nearly 1,600 rental units to the Madison market that are deemed affordable for households earning not more than 60% of the Dane County median income. Still, the need for more affordable housing options is considerable. CDD conducted a competitive request for proposals (RFP) process the summer of 2022 to solicit development proposals seeking federal Low Income Housing Tax Credits (LIHTCs). Proposals offered City assistance will learn in late 2022, or early 2023, whether they receive tax credits. To position the City to increase the number of affordable units brought online, including those that will support lower-income households, and support Housing Forward's call for a broader range of housing choices, CDD seeks to expand this program's capacity. That will allow the program to continue to offer support, for example, for non-traditional models like co-op housing and land trusts, for homeownership initiatives, for developments that take advantage of City- or CDA-controlled properties, and for development proposals that emerge in highly desirable locations.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	3,000,000	4,800,000	10,000,000	10,000,000	10,000,000	10,500,000
TIF Increment	7,000,000	5,200,000	-	-	-	-
TOTAL	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,500,000

Project
Citywide Element

Permanent Men's Shelter
Neighborhoods and Housing

Project # **13344**
Project Type **Project**

Project Description

This project includes property acquisition, architecture and engineering services, and construction costs associated with building a permanent facility for shelter services for men experiencing homelessness. This facility will replace the shelter previously housed in the basements of churches in downtown Madison and later moved to temporary quarters in City-owned properties in the wake of the COVID-19 pandemic. The project is being undertaken in collaboration with Dane County. The Madison Common Council recently approved a property at 1902 Bartillon Drive as the site for the permanent shelter. The City acquired the property in 2021. The City will partner with Dane County to build and operate the shelter. Final service and design detail are pending, and will be informed by input and feedback gained through community engagement. Design work is scheduled to be completed in Q2 2023, with construction slated to begin in Q4 2023 and end by Q2 2025. With this proposed \$11 million in additional support, total funding for the facility is \$21.0m.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	3,000,000	-	-	-	-	-
County Sources	6,000,000	-	-	-	-	-
Federal Sources	2,000,000	-	-	-	-	-
TOTAL	\$ 11,000,000	\$ -	\$ -	\$ -	\$ -	\$ -

Project
Citywide Element

Reserve Fund to Maintain Temporary Shelter Facilities
Neighborhoods and Housing

Project # **14354**
Project Type **Program**

Project Description

In the wake of the COVID-19 pandemic, the City has been instrumental in establishing temporary venues from which to support people in our community experiencing homelessness. These include the acquisition and conversion of the former Karmenta Nursing Home for use by the Salvation Army to shelter homeless families with children; the acquisition and conversion of a former big box retail property on Zeier Road for use as a temporary men's shelter; and the establishment of the City's first sanctioned campground, which supports up to 30 persons at a site on Dairy Drive. Each of these properties is expected to continue its current use for a period of 2-3 years. This program establishes a funding source of \$150,000 to finance extraordinary maintenance or repair expenses that might be necessary to sustain these operations.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	150,000	-	-	-	-	-
TOTAL	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -

Project
Citywide Element

Senior Center Building Improvements
Culture and Character

Project # **12434**
Project Type **Project**

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: door replacement and patio & rooftop repair (2023-2024); door swipe access system upgrades, exterior locks replacement, and exterior brick tuckpointing (2025); and elevator modernization & safety upgrades (2025-2026). Earlier work components of this project included smoke pollution mitigation in 2020; external lighting improvements in 2021; and flooring repair, movable airwall replacement & exterior drive painting/sealing in 2022.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	47,000	52,000	40,000	98,000	-	-
TOTAL	\$ 47,000	\$ 52,000	\$ 40,000	\$ 98,000	\$ -	\$ -

Community Development Division

2023 Appropriation Schedule

2023 Appropriation

Executive Budget

	Request	GO Borrowing	Other	Total
Accessory Dwelling Units Lending Program	500,000	-	-	-
Affordable Housing-Consumer Lending	3,157,000	1,015,000	2,142,000	3,157,000
Affordable Housing-Development Projects	12,500,000	3,000,000	7,000,000	10,000,000
Community Facilities Improvements	1,000,000	-	-	-
Permanent Men's Shelter	11,000,000	3,000,000	8,000,000	11,000,000
Reserve Fund to Maintain Temporary Shelter Facilities	150,000	150,000	-	150,000
Senior Center Building Improvements	47,000	47,000	-	47,000
	\$ 28,354,000	\$ 7,212,000	\$ 17,142,000	\$ 24,354,000