

Community Development Division

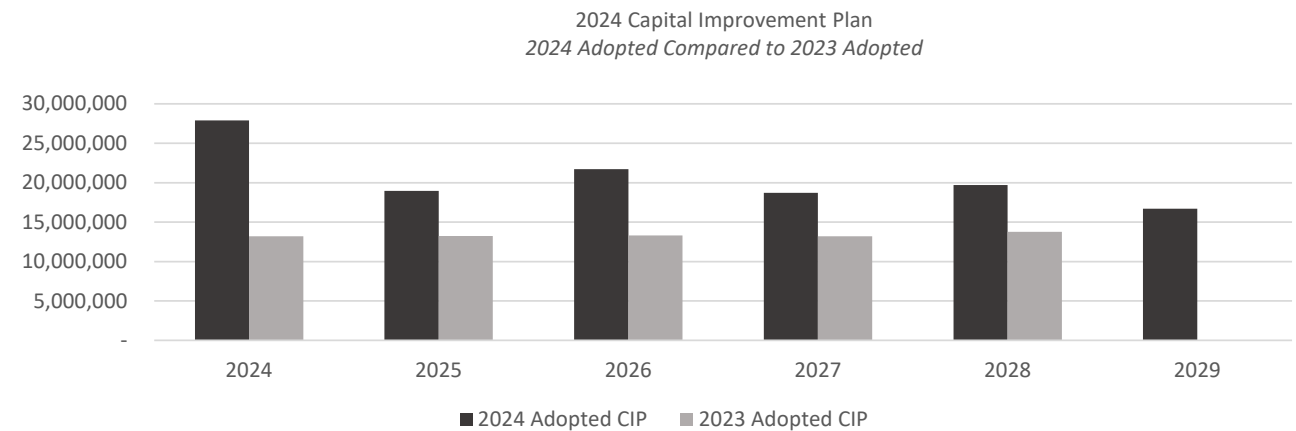
Capital Improvement Plan (CIP) Overview

Budget Phase: Adopted

Summary Table

	2024	2025	2026	2027	2028	2029
Affordable Housing- Consumer Lending	3,157,000	3,207,000	3,207,000	3,207,000	3,207,000	3,207,000
Affordable Housing- Development Projects	20,000,000	14,500,000	17,500,000	14,500,000	15,500,000	12,500,000
Child Care Capital Access Program	250,000	250,000	-	-	-	-
Community Facilities Loan (CFL) Program	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Permanent Men's Shelter	3,500,000	-	-	-	-	-
	\$ 27,907,000	\$ 18,957,000	\$ 21,707,000	\$ 18,707,000	\$ 19,707,000	\$ 16,707,000

Changes from 2023 Adopted CIP



Description of Major Changes

Affordable Housing – Consumer Lending

- Reduces GO Borrowing by \$1.3 million and increases Reserves Applied by \$1.4 million from 2024 - 2028 compared to 2023 Adopted CIP.

Affordable Housing – Development Projects

- Program budget increases by \$31.5 million (\$20.2 million in GO Borrowing and \$11.3 million in TIF proceeds) from 2024 - 2028 compared to the 2023 Adopted CIP. The increase is to further fund affordable housing initiatives. This reflects a 62.4% increase.
- For 2024, budget increases GF GO Borrowing by \$7.3 million and increases TIF proceeds by \$2.7 million for a total increase of \$10.0 million over the 2023 Adopted CIP.

Child Care Capital Access Program

- New program added via Finance Committee amendment #3.
- Adds \$250,000 in GF GO Borrowing in 2024 and 2025 for an experimental forgivable loan program that will help fund capital expenses related to the acquisition, development, improvements, or expansion of physical space used for the provision of early child care services by child care businesses, home- or center-based, in order to increase their capacity to serve more children ages birth to 5-years old.

Community Development Division

Capital Improvement Plan (CIP) Overview

Description of Major Changes (Continued)

Community Facilities Loan (CFL) Program

- Existing program. Funding to continue the program added via Finance Committee amendment #4.
- Adds \$1.0 million in GF GO Borrowing in each year of the 2024 CIP. Unused budget authority in each year will not be carried forward to subsequent years.

Permanent Men's Shelter

- Addition of \$3.5 million in project funding in 2024 to accommodate the need for a back-up generator and day space in the new building. \$1.0 million in federal funding assumes receipt of tax credits under the Inflation Reduction Act. The 2024 Dane County budget includes an additional \$1.5 million for the project (added via Common Council amendment #2). The remaining \$1.0 million will be GF GO Borrowing.

Reserve Fund to Maintain Temporary Shelter Facilities

- Project has been moved from CDD to Engineering - Facilities Management 2024 CIP to better align with facilities' maintenance needs.

Senior Center Building Improvements

- Project has been moved from CDD to Engineering - Facilities Management 2024 CIP to better align with facility's maintenance needs.

Community Development Division
Summary of Expenditures and Revenues

2024 CIP by Expenditure Type

	2024	2025	2026	2027	2028	2029
Building	3,500,000	-	-	-	-	-
Loans	24,407,000	18,957,000	21,707,000	18,707,000	19,707,000	16,707,000
	\$ 27,907,000	\$ 18,957,000	\$ 21,707,000	\$ 18,707,000	\$ 19,707,000	\$ 16,707,000

2024 CIP by Funding Source

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	15,105,800	14,065,000	17,037,000	12,937,000	17,837,000	14,837,000
County Sources	1,500,000	-	-	-	-	-
Federal Sources	2,110,000	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	522,000	522,000	300,000	300,000	-	-
State Sources	200,000	200,000	200,000	200,000	200,000	200,000
TIF Increment	7,909,200	2,500,000	2,500,000	3,600,000	-	-
	\$ 27,907,000	\$ 18,957,000	\$ 21,707,000	\$ 18,707,000	\$ 19,707,000	\$ 16,707,000

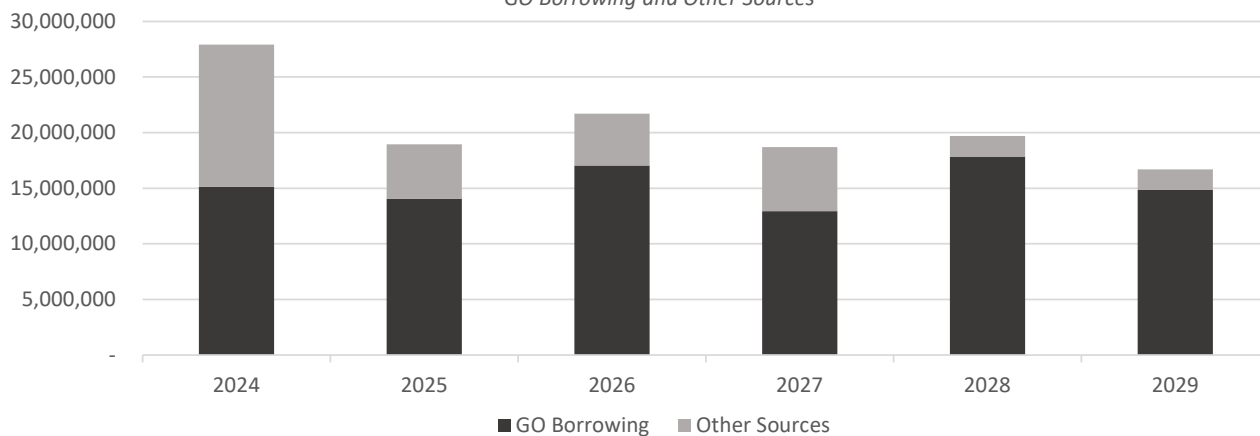
Borrowing Summary

	2024	2025	2026	2027	2028	2029
General Fund GO Borrowing	15,105,800	14,065,000	17,037,000	12,937,000	17,837,000	14,837,000
Non-General Fund GO Borrowing	-	-	-	-	-	-
	\$ 15,105,800	\$ 14,065,000	\$ 17,037,000	\$ 12,937,000	\$ 17,837,000	\$ 14,837,000

Annual Debt Service

	2024	2025	2026	2027	2028	2029
General Fund GO Borrowing	1,963,754	1,828,450	2,214,810	1,681,810	2,318,810	1,928,810
Non-General Fund GO Borrowing	-	-	-	-	-	-
	\$ 1,963,754	\$ 1,828,450	\$ 2,214,810	\$ 1,681,810	\$ 2,318,810	\$ 1,928,810

Adopted Budget by Funding Source
 GO Borrowing and Other Sources



Community Development Division

Carryforward General Obligation Borrowing

	Unused Appropriation Authority	Reauthorized GO Borrowing
13942 ACCESSORY DWELLING UNIT MAJOR PROJE	287,500	-
17110 AFFORDABLE HOUSING-DEVELOPMENT	24,830,423	3,000,000
13774 ARPA-HOTELS CONVERTED TO HOUSING	1,000,000	-
13983 ARPA-OCCUPY MADISON SOLAR PRJ	124,156	-
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 HSNH CONSUMER LOAN PRGMS	5,718,205	1,404,400
13344 MEN'S HOMELESS SHELTER	18,747,225	5,760,000
10066 NEIGHBORHOOD CENTERS	265,872	-
11819 PARK EDGE/PARK RIDGE EMP CNTR	339,829	-
SENIOR CENTER BUILDING		
12434 IMPROVEMENTS	143,893	47,000
14354 TEMP SHELTER MAINTENANCE RESERVE	115,286	100,000
13398 TEMPORARY FAMILY SHELTER	54,436	-
	\$ 59,624,929	\$ 11,311,400

Community Development Division

Project & Program Details

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 (Home-Buy the American Dream), Property Tax Financing for Eligible Seniors and Rental Rehabilitation programs. Their goals are to help eligible residents acquire homes, pay their property taxes and 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. Funding to support this set of programs is included in CDD's operating budget.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	765,000	815,000	1,037,000	1,037,000	1,337,000	1,337,000
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	522,000	522,000	300,000	300,000	-	-
State Sources	200,000	200,000	200,000	200,000	200,000	200,000
Total	\$ 3,157,000	\$ 3,207,000	\$ 3,207,000	\$ 3,207,000	\$ 3,207,000	\$ 3,207,000

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

Project Description

This program represents the primary resource by which the City offers direct support to efforts to expand and improve the supply of affordable housing in Madison. Since 2015, 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 supported 28 projects in which nearly 1,950 new rental units that are deemed affordable for households earning not more than 60% of the Dane County median income have been built, or are under construction or in final design. Yet, the need in Madison for more affordable housing persists. CDD solicited development proposals in the summer of 2023 that plan to seek federal Low-Income Housing Tax Credits (LIHTCs). The outcome of tax credit applications will be known in late 2023 or in early 2024. In recent years, the City has responded to a changing tax credit environment that has brought larger development proposals forward that are on tighter schedules than in the past. At the same time, City staff seek to preserve the ability to support Housing Forward's call for a broader mix of housing choices, and to be prepared to support development opportunities that emerge or are initiated by the City or the Community Development Authority. Given the continued acute shortage of affordable housing in Madison, CDD seeks to continue to expand this program's capacity.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	12,090,800	12,000,000	15,000,000	10,900,000	15,500,000	12,500,000
TIF Increment	7,909,200	2,500,000	2,500,000	3,600,000	-	-
Total	\$ 20,000,000	\$ 14,500,000	\$ 17,500,000	\$ 14,500,000	\$ 15,500,000	\$ 12,500,000

Community Development Division

Project & Program Details

Project	Child Care Capital Access Program	Project #	14969
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project Description

This program will offer forgivable loans to regulated providers of early child care services to help them finance capital improvements that are likely to expand the number of children, from birth to age 5, they are able to serve. The program, authorized to spend \$250,000 per year in 2024 and 2025, will prioritize projects expected to increase early child care capacity in under-served parts of the city, and for children from lower-income households or who have special health care needs. Funds are available to certified family or center-based providers operating as non-profit or for-profit entities. The program will be evaluated after one year to assess its impact on increasing early child care capacity in Madison and to determine whether to extend its funding beyond 2025.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	250,000	250,000	-	-	-	-
Total	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -

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

Project Description

This program continues funding for a resource that offers support for smaller capital projects proposed by non-profit partners to meet facility needs that serve or benefit specific neighborhoods or populations. Originally approved in the adopted 2022 CIP (but not fully underway until 2023), the program is a flexible resource to be deployed, with Council and Mayoral oversight, in support of projects of varying size and scope (e.g., property acquisition, new construction, or renovation or expansion of existing structures) that create or improve physical spaces designed to primarily serve low- to moderate-income households. It also supplements CDD's existing Community Development Block Grant (CDBG)-funded Acquisition/Rehab Reserve Fund, adding a degree of flexibility and predictability to that resource, which is (a) often hampered by regulatory burdens that add cost and complexity to small projects, and (b) suffers from a lack of predictability (the A/R Reserve Fund is largely dependent upon income from loan repayments that are unplanned/unscheduled), thus making funds available for projects for which CDBG funds are not available, or suitable.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000

Community Development Division

Project & Program Details

Project	Permanent Men's Shelter	Project #	13344
Citywide Element	Neighborhoods and Housing	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. The project is being undertaken in collaboration with Dane County. The Common Council approved a property at 1902 Bartillon Drive as the site for the permanent shelter in 2022. The City acquired the property in 2021. The City is partnering 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. Additional funding in 2024 addresses the need for a back-up generator and day space in the new building.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	1,000,000	-	-	-	-	-
County Sources	1,500,000	-	-	-	-	-
Federal Sources	1,000,000	-	-	-	-	-
Total	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -

Community Development Division

2024 Appropriation Schedule

2024 Appropriation

	Request	Executive	Adopted Budget		Total
			GO Borrowing	Other	
Affordable Housing-Consumer Lending	3,157,000	3,157,000	765,000	2,392,000	3,157,000
Affordable Housing-Development Projects	18,000,000	20,000,000	12,090,800	7,909,200	20,000,000
Child Care Capital Access Program	-	-	250,000	-	250,000
Community Facilities Loan (CFL) Program	750,000	-	1,000,000	-	1,000,000
Permanent Men's Shelter	-	2,000,000	1,000,000	2,500,000	3,500,000
	\$ 21,907,000	\$ 25,157,000	\$ 15,105,800	\$ 12,801,200	\$ 27,907,000