

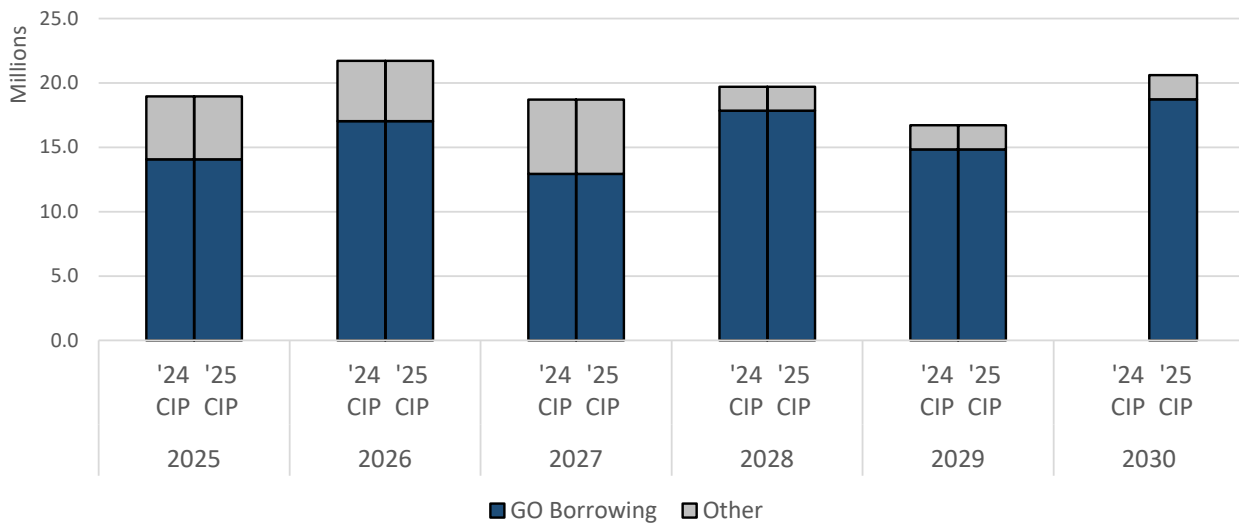
2025 Capital Budget Request Summary

Community Development Division

| Request by Proposal | | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Project/Program Name | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| Affordable Housing-Consumer Lending | 3,207,000 | 3,207,000 | 3,207,000 | 3,207,000 | 3,207,000 | 3,273,850 |
| Affordable Housing-Development Projects | 14,500,000 | 17,500,000 | 14,500,000 | 15,500,000 | 12,500,000 | 16,275,000 |
| Child Care Capital Access Program | 250,000 | - | - | - | - | - |
| Community Facilities Loan (CFL) Program | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,050,000 |
| Total | 18,957,000 | 21,707,000 | 18,707,000 | 19,707,000 | 16,707,000 | 20,598,850 |

| Request by Funding Source - GO Borrowing vs. Other | | | | | | |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Funding Type | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| GO Borrowing | 14,065,000 | 17,037,000 | 12,937,000 | 17,837,000 | 14,837,000 | 18,728,850 |
| Other | 4,892,000 | 4,670,000 | 5,770,000 | 1,870,000 | 1,870,000 | 1,870,000 |
| Total | 18,957,000 | 21,707,000 | 18,707,000 | 19,707,000 | 16,707,000 | 20,598,850 |

Capital Improvement Plan
2024 Adopted vs. 2025 Request



2025 Capital Budget Request Summary

Community Development Division

Major Changes

Affordable Housing - Consumer Lending

- No major changes compared to 2024 Adopted CIP.

Affordable Housing - Development Projects

- Program budget increased by \$3.8 million in General Fund GO Borrowing in 2030 compared to 2029. This reflects a 5% increase from the 2028 funding request to align with the Request for Proposal cycle.

Child Care Capital Access Program

- No major changes compared to 2024 Adopted CIP.

Community Facilities Loan (CFL) Program

- No major changes compared to 2024 Adopted CIP.



Department of Planning and Community & Economic Development

Community Development Division

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Child Care
Community Resources
Community Development Block Grant
Madison Senior Center

TO: Dave Schmiedicke, Finance Department
FROM: Jim O'Keefe, Community Development Division
DATE: April 18, 2024
SUBJECT: Community Development Division 2025 Capital Budget Recommendations

Equity Considerations in the Budget

The work of the Community Development Division (CDD) focuses on enhancing the quality of life for city residents, particularly those who face systemic barriers to their social, economic, and environmental well-being. A crucial element of community development is advocacy for equity, and expanded access to resources, opportunities, and benefits throughout the community.

Many factors contribute to sustained academic and economic success, physical and emotional health, and family cohesion, but probably none is more critical than stable housing. Unfortunately, in Madison, too many residents—especially those from marginalized or minority communities—still struggle to find housing that they can afford, or in some cases, any housing at all. With that in mind, the highest priority in CDD's Capital Budget remains on housing, specifically on expanding, preserving and improving the supply of affordable housing in our city.

The programs supported through the Capital Budget seek to address current inequities that exist in Madison's housing market in a variety of ways. For example, they support new housing development that is affordable to households with lower incomes, particularly those at or below 60% of the County Median Income. They also help to preserve and rehabilitate existing housing that is owned or rented by those with more modest incomes. Additionally, they work to expand homeownership opportunities to households of color, many of whom have been denied access by discriminatory policies and practices.

CDD's Capital Budget also recognizes that neighborhood-based facilities, owned and/or operated by non-profit community partners, play an important role in serving, supporting and building community among families and residents in Madison's neighborhoods, many of whom have more limited access to key resources and activities. It is often difficult for community partners to generate the resources needed to create and maintain adequate space from which they connect with residents. To help them, CDD seeks the continued backing for the Community Facilities Loan (CFL) Program, which helps agencies make these investments in Madison's neighborhoods. Driven by their missions to serve Madison, these valued partners play a vital role in the community, including and especially supporting underserved residents and fostering community development.

Finally, and in a similar vein, CDD seeks to preserve the second year of funding authorized by the Common Council a year ago, for the Child Care Access Improvement Program, which will support small scale investments designed to expand facilities and increase capacity for the provision of early child care in under-served parts of the city, and for children from lower-income households or who have special health care needs. As this memo is being written, the new program is about to begin accepting applications.

Summary of Changes from 2024 Capital Improvement Plan

No changes are proposed from the 2024 Capital Improvement Plan.

Prioritized List of Capital Requests

Each of CDD’s Capital Budget requests help expand access to critical elements of daily living—housing, spaces for neighborhood-focused programming and community building, child care. They are prioritized primarily with regard to how much impact they can make.

1. **Affordable Housing – Development Projects** [17915] (Major: 17110)
Continues support of the Affordable Housing Fund (AHF), enabling CDD to respond to a broader range of development opportunities that emerge within the City. This work will provide the greatest long-term benefit for the greatest number of people.
2. **Affordable Housing – Consumer Lending** [17910/17911/17914] (Major: 62010)
Continues support for loan programs designed to help households gain and maintain home ownership (with particular emphasis on reaching households of color) and undertake needed repairs and improvements to existing rental housing stock.
3. **Community Facilities Loan (CFL) Program** [17913] (Major: 13672)
Continues support for a loan program offered to community partners to help finance non-residential capital improvement projects that provide public benefit.
4. **Child Care Capital Access Program** [17912] (Major: 14969)
Continues support for 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.

Impact of New Budget Guidelines

Not applicable.

2025 Capital Improvement Plan

Program Budget Proposal

This form is intended for requests that do not change the 2024 Adopted CIP or make only budget neutral changes/reductions to the 2024 Adopted CIP.

Identifying Information

| | | | |
|----------------|-------------------------------------|-------------------------|-------------------|
| Agency | Community Development Division | New or Existing Project | Existing |
| Proposal Name | Affordable Housing-Consumer Lending | Project Type | Program |
| Project Number | 62010 | 2025 Project Number | 17910 / -11 / -14 |

New or Updated 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.

Requested Budget by Funding Source

| Funding Source | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Reserves Applied | \$ 522,000 | \$ 300,000 | \$ 300,000 | \$ - | \$ - | \$ - |
| Loan Repayment | \$ 560,000 | \$ 560,000 | \$ 560,000 | \$ 560,000 | \$ 560,000 | \$ 560,000 |
| Federal Sources | \$ 985,000 | \$ 1,110,000 | \$ 1,110,000 | \$ 1,110,000 | \$ 1,110,000 | \$ 1,110,000 |
| Borrowing - GF GO | \$ 815,000 | \$ 1,037,000 | \$ 1,037,000 | \$ 1,337,000 | \$ 1,337,000 | \$ 1,403,850 |
| State Sources | \$ 325,000 | \$ 200,000 | \$ 200,000 | \$ 200,000 | \$ 200,000 | \$ 200,000 |
| Total | \$ 3,207,000 | \$ 3,207,000 | \$ 3,207,000 | \$ 3,207,000 | \$ 3,207,000 | \$ 3,273,850 |

Requested Budget by Expense Type

| Expense Type | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Loans | \$ 3,207,000 | \$ 3,207,000 | \$ 3,207,000 | \$ 3,207,000 | \$ 3,207,000 | \$ 3,273,850 |
| Total | \$ 3,207,000 | \$ 3,207,000 | \$ 3,207,000 | \$ 3,207,000 | \$ 3,207,000 | \$ 3,273,850 |

Explain any changes from the 2024 CIP in the proposed funding for this project/program

A minor adjustment has been made to the mix of Federal and State Sources for 2025, in order to promote the expenditure of accumulated Housing Cost Reduction Initiative (HCRI) program income, one of the primary sources of funding for CDD's home purchase assistance program.

Project Information

Agency: Community Development Division

Project/Program: Affordable Housing-Consumer Lending

Project Schedule and Location

Complete the table below for each year of requested funding. Detail the minor projects that will occur and provide location detail when necessary. If detailed project plans are not available, explain why and when this information will be available.

| Year | Phase/Project Name | Cost | Location | Alder District |
|------|---|--------------|----------|----------------|
| 2025 | Home Purchase Assistance | \$ 1,256,000 | TBD | TBD |
| 2025 | Housing Rehabilitation Services | \$ 1,726,000 | TBD | TBD |
| 2025 | Property Tax Financing for Eligible Seniors (65+) | \$ 225,000 | TBD | TBD |
| 2026 | Home Purchase Assistance | \$ 1,230,000 | TBD | TBD |
| 2026 | Housing Rehabilitation Services | \$ 1,752,000 | TBD | TBD |
| 2026 | Property Tax Financing for Eligible Seniors (65+) | \$ 225,000 | TBD | TBD |
| 2027 | Home Purchase Assistance | \$ 1,230,000 | TBD | TBD |
| 2027 | Housing Rehabilitation Services | \$ 1,752,000 | TBD | TBD |
| 2027 | Property Tax Financing for Eligible Seniors (65+) | \$ 225,000 | TBD | TBD |
| 2028 | Home Purchase Assistance | \$ 1,130,000 | TBD | TBD |
| 2028 | Housing Rehabilitation Services | \$ 1,852,000 | TBD | TBD |
| 2028 | Property Tax Financing for Eligible Seniors (65+) | \$ 225,000 | TBD | TBD |
| 2029 | Home Purchase Assistance | \$ 1,130,000 | TBD | TBD |
| 2029 | Housing Rehabilitation Services | \$ 1,852,000 | TBD | TBD |
| 2029 | Property Tax Financing for Eligible Seniors (65+) | \$ 225,000 | TBD | TBD |
| 2030 | Home Purchase Assistance | \$ 1,137,500 | TBD | TBD |
| 2030 | Housing Rehabilitation Services | \$ 1,905,600 | TBD | TBD |
| 2030 | Property Tax Financing for Eligible Seniors (65+) | \$ 230,750 | TBD | TBD |
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Facility Expenses

If the proposal includes City site/building/facility expenses, has the proposal been reviewed by City Engineering Facilities?

If no, explain how you developed the facilities cost estimate for the budget request.

Project Information

Agency: Community Development Division

Project/Program: Affordable Housing-Consumer Lending

Information Technology Information

Are you planning any builds, facility moves, projects or programs that will have a technology component such as anything below?

No

- Electronic hardware that will be connected to a City device in any manner (e.g. wireless, bluetooth, cable, NFC)
- Software (either local or in the cloud)
- A new website or changes to an existing website
- Changes to existing software or processes, including upgrades or additional modules

Have you worked with your IT Project Portfolio Manager to discuss the project?

[If no, please reach out to your Project Portfolio Manager so that their business analysis can be included in the request.](#)

Do you believe any of the hardware or software to be considered surveillance technology?

[Surveillance technology is defined in MGO Sec. 23.63\(2\).](#)

If yes, please reach out to Sarah Edgerton prior to submitting your budget request.

Operating Costs

Over the next six years, will the project/program require any of the following:

Facilities/land maintenance?

No

Vehicle setup or maintenance costs?

No

External management or consulting contracts?

No

How many additional FTE positions are required for ongoing operations of this project/program?

Estimate the project/program annual operating costs

| Description - please detail operating costs by major where available | Annual Costs |
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Other Information

The Government Accounting Standards Board (GASB) recently issued a statement (GASB 96) for subscription-based information technology arrangements (SBITAs). In order to comply with GASB financial reporting standards, we must be aware of any software subscriptions, including software as a service, that is included in your request.

Are you planning to purchase software or software licenses within the requested expenditures above?

No

Is this project/program required to meet the Percent for Arts ordinance?

No

[Percent for Art requirements detailed in MGO Section 4.30](#)

2025 Capital Improvement Plan

Program Budget Proposal

This form is intended for requests that do not change the 2024 Adopted CIP or make only budget neutral changes/reductions to the 2024 Adopted CIP.

Identifying Information

| | | | |
|----------------|---|-------------------------|----------|
| Agency | Community Development Division | New or Existing Project | Existing |
| Proposal Name | Affordable Housing-Development Projects | Project Type | Program |
| Project Number | 17110 | 2025 Project Number | 17915 |

New or Updated Description

This program represents the primary resource by which the City offers direct support to efforts to expand and improve the supply of quality, affordable housing accessible to low- and moderate-income households in Madison. Program funds are generally used in combination with other public and private resources in order to maximize their impact. Since its inception in 2015, the program has provided support to 28 developments that, collectively, have or will add nearly 2,500 units of new rental housing in Madison, about 1,950 of which are reserved for households earning not more than 60% of the Dane County median income. Yet, the need for more affordable housing persists. Each summer, CDD solicits proposals from developers intending to seek allocations of federal Low-Income Housing Tax Credits (LIHTCs). The City's offers of support to selected developers are typically contingent upon their securing tax credits, outcomes which are often not known until the following spring. In recent years, the City has had to respond to a changing tax credit environment that has brought forward larger development proposals proceeding at a more rapid pace than in the past. The City also remains committed to using AHF funds to support Housing Forward's call for a broader mix of housing choices, as well as development opportunities that are initiated by the City or the Community Development Authority (CDA). This growing, and varied, array of options that are available to help alleviate the need for affordable housing in Madison is largely responsible for the recent growth in this program's capacity.

Requested Budget by Funding Source

| Funding Source | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|-------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Borrowing - GF GO | \$ 12,000,000 | \$ 15,000,000 | \$ 10,900,000 | \$ 15,500,000 | \$ 12,500,000 | \$ 16,275,000 |
| TIF Increment | \$ 2,500,000 | \$ 2,500,000 | \$ 3,600,000 | \$ - | \$ - | \$ - |
| Total | \$ 14,500,000 | \$ 17,500,000 | \$ 14,500,000 | \$ 15,500,000 | \$ 12,500,000 | \$ 16,275,000 |

Requested Budget by Expense Type

| Expense Type | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|--------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Loans | \$ 14,500,000 | \$ 17,500,000 | \$ 14,500,000 | \$ 15,500,000 | \$ 12,500,000 | \$ 16,275,000 |
| Total | \$ 14,500,000 | \$ 17,500,000 | \$ 14,500,000 | \$ 15,500,000 | \$ 12,500,000 | \$ 16,275,000 |

Explain any changes from the 2024 CIP in the proposed funding for this project/program

No changes from the 2024 CIP.

Project Information

Agency: Community Development Division

Project/Program: Affordable Housing-Development Projects

Information Technology Information

Are you planning any builds, facility moves, projects or programs that will have a technology component such as anything below?

No

- Electronic hardware that will be connected to a City device in any manner (e.g. wireless, bluetooth, cable, NFC)
- Software (either local or in the cloud)
- A new website or changes to an existing website
- Changes to existing software or processes, including upgrades or additional modules

Have you worked with your IT Project Portfolio Manager to discuss the project?

[If no, please reach out to your Project Portfolio Manager so that their business analysis can be included in the request.](#)

Do you believe any of the hardware or software to be considered surveillance technology?

[Surveillance technology is defined in MGO Sec. 23.63\(2\).](#)

If yes, please reach out to Sarah Edgerton prior to submitting your budget request.

Operating Costs

Over the next six years, will the project/program require any of the following:

Facilities/land maintenance?

No

Vehicle setup or maintenance costs?

No

External management or consulting contracts?

No

How many additional FTE positions are required for ongoing operations of this project/program?

Estimate the project/program annual operating costs

| Description - please detail operating costs by major where available | Annual Costs |
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Other Information

The Government Accounting Standards Board (GASB) recently issued a statement (GASB 96) for subscription-based information technology arrangements (SBITAs). In order to comply with GASB financial reporting standards, we must be aware of any software subscriptions, including software as a service, that is included in your request.

Are you planning to purchase software or software licenses within the requested expenditures above?

No

Is this project/program required to meet the Percent for Arts ordinance?

No

[Percent for Art requirements detailed in MGO Section 4.30](#)

2025 Capital Improvement Plan

Program Budget Proposal

This form is intended for requests that do not change the 2024 Adopted CIP or make only budget neutral changes/reductions to the 2024 Adopted CIP.

Identifying Information

| | | | |
|----------------|-----------------------------------|-------------------------|----------|
| Agency | Community Development Division | New or Existing Project | Existing |
| Proposal Name | Child Care Capital Access Program | Project Type | Program |
| Project Number | 14969 | 2025 Project Number | 17912 |

New or Updated Description

This program offers 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 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 is to 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.

Requested Budget by Funding Source

| Funding Source | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|-------------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| Borrowing - GF GO | \$ 250,000 | \$ - | \$ - | \$ - | \$ - | |
| Total | \$ 250,000 | \$ - | \$ - | \$ - | \$ - | \$ - |

Requested Budget by Expense Type

| Expense Type | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|--------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| Loans | \$ 250,000 | \$ - | \$ - | \$ - | \$ - | |
| Total | \$ 250,000 | \$ - | \$ - | \$ - | \$ - | \$ - |

Explain any changes from the 2024 CIP in the proposed funding for this project/program

No changes from the 2024 CIP.

Project Information

Agency: Community Development Division

Project/Program: Child Care Capital Access Program

Information Technology Information

Are you planning any builds, facility moves, projects or programs that will have a technology component such as anything below?

No

- Electronic hardware that will be connected to a City device in any manner (e.g. wireless, bluetooth, cable, NFC)
- Software (either local or in the cloud)
- A new website or changes to an existing website
- Changes to existing software or processes, including upgrades or additional modules

Have you worked with your IT Project Portfolio Manager to discuss the project?

[If no, please reach out to your Project Portfolio Manager so that their business analysis can be included in the request.](#)

Do you believe any of the hardware or software to be considered surveillance technology?

[Surveillance technology is defined in MGO Sec. 23.63\(2\).](#)

If yes, please reach out to Sarah Edgerton prior to submitting your budget request.

Operating Costs

Over the next six years, will the project/program require any of the following:

Facilities/land maintenance?

No

Vehicle setup or maintenance costs?

No

External management or consulting contracts?

No

How many additional FTE positions are required for ongoing operations of this project/program?

Estimate the project/program annual operating costs

| Description - please detail operating costs by major where available | Annual Costs |
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Other Information

The Government Accounting Standards Board (GASB) recently issued a statement (GASB 96) for subscription-based information technology arrangements (SBITAs). In order to comply with GASB financial reporting standards, we must be aware of any software subscriptions, including software as a service, that is included in your request.

Are you planning to purchase software or software licenses within the requested expenditures above?

No

Is this project/program required to meet the Percent for Arts ordinance?

No

[Percent for Art requirements detailed in MGO Section 4.30](#)

2025 Capital Improvement Plan

Program Budget Proposal

This form is intended for requests that do not change the 2024 Adopted CIP or make only budget neutral changes/reductions to the 2024 Adopted CIP.

Identifying Information

| | | | |
|----------------|---|-------------------------|----------|
| Agency | Community Development Division | New or Existing Project | Existing |
| Proposal Name | Community Facilities Loan (CFL) Program | Project Type | Program |
| Project Number | 13672 | 2025 Project Number | 17913 |

New or Updated Description

This program continues funding that supports modest-sized capital projects by non-profit partners to meet facility needs that serve or benefit specific neighborhoods or populations. Originally authorized in the 2022 CIP (but not fully implemented until 2023), the program offers a valuable, and flexible, resource for agencies that need help to acquire or improve properties from which they serve residents in low-to moderate-income households. It supplements 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 is largely dependent upon program income generated from loan repayments that are unplanned/unscheduled.)

Requested Budget by Funding Source

| Funding Source | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Borrowing - GF GO | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,050,000 |
| | | | | | | |
| Total | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,050,000 |

Requested Budget by Expense Type

| Expense Type | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Loans | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,050,000 |
| | | | | | | |
| Total | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | \$ 1,050,000 |

Explain any changes from the 2024 CIP in the proposed funding for this project/program

No changes from 2024 CIP.

Project Information

Agency: Community Development Division

Project/Program: Community Facilities Loan (CFL) Program

Information Technology Information

Are you planning any builds, facility moves, projects or programs that will have a technology component such as anything below?

No

- Electronic hardware that will be connected to a City device in any manner (e.g. wireless, bluetooth, cable, NFC)
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If yes, please reach out to Sarah Edgerton prior to submitting your budget request.

Operating Costs

Over the next six years, will the project/program require any of the following:

Facilities/land maintenance?

No

Vehicle setup or maintenance costs?

No

External management or consulting contracts?

No

How many additional FTE positions are required for ongoing operations of this project/program?

Estimate the project/program annual operating costs

| Description - please detail operating costs by major where available | Annual Costs |
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Other Information

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Are you planning to purchase software or software licenses within the requested expenditures above?

No

Is this project/program required to meet the Percent for Arts ordinance?

No

[Percent for Art requirements detailed in MGO Section 4.30](#)