

**Dane County**

**Department of Human Services**

**Division of Housing Access & Affordability**

**Dane County Affordable Housing Development Fund (AHDF)**

**2025 Guidelines and Applications for Financing**

**FAQ**

**07-28-25**

**Supportive Services**

1. **Is the supportive services contribution expected to be a one-time contribution or contributed annually? How will it be enforced?**

The supportive services contribution is required to be made annually. This requirement will be included in the Dane County Affordable Housing Development Fund grant agreement.

Failure to make the supportive service contribution would be considered a default under the grant agreement.

1. **How long is the annual supportive services contribution expected to last?**

The supportive services contribution is expected last annually through the term of the Dane County Affordable Housing Development Fund grant agreement. The loan issued by DCHA under the grant agreement prohibits pre-payment of the loan before year 15.

1. **Do the supportive service dollars need to paid out in full to the provider at the beginning of year or can they be reimbursed based on services provided and billed?**

Service providers may be reimbursed based on services provided and billed.

1. **Do supportive service dollars need to be spent entirely on staffing?**

Dane County does not require that supportive services dollars be spent entirely on staffing. Applicants should work with their supportive service providers to identify additional ways the providers may be able to spend dollars.

**Access to Voucher Holders**

1. **I don’t fully understand the 80% rent and section 8 question. Could you give an example of how this would work?**

Ensuring Section 8 project voucher holders are able to access quality housing units is a priority of Dane County.  With this question, Dane County is asking if projects will commit to lowering rents to within payment standards for all affordable (80% and under) units for otherwise eligible applicants with housing choice vouchers, if no units at or below the payment standards are available.

For example, if an applicant with a housing choice voucher applies and a project only has units rent restricted to be affordable at 80% CMI still available, the project would be expected to offer an available 80% unit to the applicant at a potentially lower rent that meets the housing authority payment standard, assuming the applicant meets all other screening criteria.  For reference, Dane County Housing Authority’s current payment standards can be found here: [Payment Standards | Dane County Housing Authority](https://urldefense.com/v3/__https%3A/www.dcha.net/payment-standards__;!!KVv9bpTLRIQ!J-eQuNkPkQU71T6qjxHvcJMXhTmSBsCI-klzQNtpbljQkwqSpPUcyChn43Opwj-gWSFNhIex_7KMOX-P1uyL-kvH$) .

Applicants should assess the impact of this commitment on meeting requirements of other financing sources before agreeing to this in their application.  The county will not be flexible with this requirement later in the development process.

**Partnering to End Homelessness**

1. **Can you confirm that at minimum, 20% of the units will need to be set-aside for individuals and families experiencing homelessness?**

This is correct. Twenty percent of units will need to be targeted for households experiencing homelessness.

**General**

1. **Would costs to help cover conversion from a single-family home to multiple affordable housing units be considered?**

This financing application is targeted to projects that will construct new rental units or preserve existing rent restricted units using Low-Income Housing Tax Credits (LIHTC).

On July 24th the county is released an application for another fund that will be targeted to non-LIHTC projects. Depending on the number of units created by the conversion, this project may be eligible for the non-LIHTC fund. I have added your email to our interest list so you will be notified when the guidelines and application are released.

1. **Can you provide scores for projects funded in the past?**

Projects recommended for funding in 2024 along with the proposal ranking may be found in the legislative record here: [Dane County - File #: 2024 RES-156](https://dane.legistar.com/LegislationDetail.aspx?ID=6892298&GUID=E6B22B32-51A5-44E2-9205-4E70D5E42CE9&Options=Advanced&Search=)