



**Dane County
Department of Human Services
Division of Housing Access & Affordability**

**Dane County Affordable Housing Development Fund
2022 Guidelines and Applications for Financing
FAQ
06-29-22**

Guidelines

- 1. Are projects within the City of Madison eligible? Is a project eligible if it receives funding from the City of Madison's housing fund?**

Yes, projects within the City of Madison are eligible. Projects with awards from, or applying for City of Madison funding are also eligible. If a project will be applying for City and County funding that should be reflected in the proposed budget.

Eligibility

- 1. Does the AHDF require that a project be a Low-Income Housing-Tax Credit (LIHTC) project? Will a project be kicked out of the process if we have no LIHTC credits nor any plans to apply for them?**

There is a preference given for projects that meet WHEDA LIHTC income, occupancy, and rent restrictions. It is not a requirement that a project receive LIHTC to be eligible for AHDF financing. Projects that do not plan to apply for LIHTC can apply for AHDF financing, and will be scored as laid out in the AHDF Financing Guidelines.

- 2. Is there a minimum number of units that the project must have to be eligible for funding?**

No. The number of units in last year's awarded projects ranged from 50-100 units.

- 3. Are projects eligible if they are on the same "campus" as units that are not for very low-income individuals?**

Yes – some projects have included market rate units.

By-name List Set-Aside

- 1. What percentage of total units have to be allocated to receive points in this category?**

Points are awarded based on comparison to other projects applying. The project with the highest percentage set-aside will receive the full points. Zero points are awarded if no units in a project are identified as set-aside.

- 2. In regards to the 'By-name list set-aside' element: are there families listed on the by-name list that units can be allocated for families? If so, are projects able to only accept names of the list for families? (there are only 2-bedroom units that wouldn't really make sense for a single person)**

Separate lists are maintained for families and singles. However, a single person may request access to a 2 bedroom as a reasonable accommodation.

Other

- 1. Does the AHDF application require a Market Study for all projects that apply?**

The AHDF does not require a market study submitted for projects that apply.