

**Dane County**

**Department of Human Services**

**Division of Housing Access & Affordability**

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

**2024 Guidelines and Applications for Financing**

**FAQ**

**07-25-24**

**General**

1. **Is there a maximum funding request that can be made per application?**

The Dane County AHDF provides gap financing, and awards are based on the financial needs for requested projects. 2023 requests ranged from $960,000 to $2,500,000. The Dane County Board resolution summarizing the awards and project applications can be found here: <https://dane.legistar.com/LegislationDetail.aspx?ID=6374354&GUID=D8EA803E-5087-45F2-9223-CAC93DCA3537&Options=Advanced&Search>

<https://dane.legistar.com/LegislationDetail.aspx?ID=6378064&GUID=A088EBDB-8BE1-464F-9D17-DE3F03685B02&Options=Advanced&Search>

1. **Does the county make partial awards? For example, if I apply to have my whole gap funded for 2M, will I receive a partial award or is it all or nothing?**

Historically, the review team fully funds eligible projects starting with the highest scoring project until no funds remain. The last funded project may receive a partial award with the remaining funds.

1. **Can I submit multiple applications for different projects?**

Yes, an applicant may submit applications for different projects. An individual application should be submitted for each project as described in the 2024 Dane County AHDF Financing Guidelines.

1. **Is the funding priority for Dane County in the order mentioned in the NOFO? Meaning, homeless housing is first priority, followed by Veteran, families, etc. See below –**
2. **Projects designed to serve individuals who are chronically homeless, meaning those who are either:** 
   1. **an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, or**
   2. **an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years.  Disabling conditions include mental illness, and alcohol and drug addictions.**
3. **Projects designed to serve the veteran population experiencing homelessness.**
4. **Very low-income families and/or families experiencing homelessness.**
5. **Persons with arrest and conviction records.**
6. **Individuals who are elderly.**
7. **Individuals with disabilities.**

No, the preferences are in no particular order.

**Supportive Services**

1. **The AHDF Guidelines read that projects must provide direct financial support to supportive services partner(s). Will the county consider waivers of this requirement?**

The requirement to provide financial support to supportive services partners was included in the Dane County 2024 Adopted Budget and may not be waived.

**Partnering to End Homelessness**

1. **The Guidelines require that a minimum of 10% of the total project units must be targeted to individuals/households experiencing homelessness. Is this a hard set-aside?**

This is not a hard set-aside. Targeted units are expected to be held open for a minimum of thirty days once they become vacant. A unit is considered vacant once it is available for occupancy.

**Tenant Selection**

1. **The Guidelines read that applicants that select additional criteria will be awarded points in this category. Applicants that select two additional criteria will receive 2 points, applicants that select four criteria will receive 4 points and applicants that select all criteria will receive 10 points. I wanted to clarify that based on this wording selecting 5 of 6 criteria earns 5 points, while selecting all 6 earns 10 points, is this correct?**

Yes, this is correct. Applicants that select 5 criteria will receive 5 points, and applicants that select all criteria will receive 10 points.

**Project Disbursement**

1. **We are planning on applying for funding to close a remaining gap for project that has already received tax credits and is listed in Attachment A. Does the buffer created by this project apply to itself for scoring purposes?**

No, the buffer created by a project applying for the Dane County AHDF, will not apply to itself for scoring purposes.