



DANE COUNTY HUMAN SERVICES

Dane County provides funding through its Affordable Housing Development Fund, CDBG/HOME funding, and other budget allocations for the development of affordable housing. Persons residing in and seeking to reside in such housing may have protections in addition to what is provided by Wisconsin Statutes and Administrative Rules through Dane County contracts and/or federal statutes and regulations. – Chapter 30 of the Dane County Code of Ordinances

Compliance Questions or Concerns

Compliance Email: danecountyahdf@countyofdane.com

Compliance Phone: [608-283-1662](tel:608-283-1662)

Project Name:	Ellis Potter Apartments
Project Address:	1 Ellis Potter Ct, Madison
Year of Funding:	2024
Amount of Funding:	\$960,000
Source of Funding:	AHDF
Project Proposal:	Ellis Potter Apartments Proposal
Project Contract:	Ellis Potter Apartments Contract
Does the Project Incorporate the Tenancy Addendum?	Yes (View Here)
The project incorporates the listed Fair Tenant Selection Criteria:	Project will not deny applicants based on any of the following:
	Inability to meet a minimum income requirement if the applicant can demonstrate the ability to comply with the rent obligation based on a rental history of paying at an equivalent rent to income ratio for 24 months
	Lack of housing history
	Membership in a class protected by Dane County fair housing ordinances and non-discrimination ordinances in the municipality where the project is located.
	Wisconsin Circuit Court Access records
	Inability to meet financial obligations other than housing and utilities necessary for housing (gas, electric, water).
	Credit score
	Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, and water only) obligations.

	Owing money to a prior landlord or negative rent payment history if the tenant's housing and utility costs were more than 50% of their monthly income.
	Owing money to a prior landlord or negative rent or utility payment history if applicant does one of the following: (1) establishes a regular record of repayment of the obligation; 2) signs up for automatic payment of rent to the housing provider; or (3) obtains a representative payee.
	Any eviction filing if meets any of the following: (1) eviction filing was dismissed or resulted in a judgement in favor of the applicant; (2) eviction filing which was settled with no judgement or writ of recovery issued (e.g. stipulated dismissal); or (3) eviction filing that resulted in judgement for the landlord more than two years before the applicant submits the application.
	Criminal activity, except: (i) a criminal conviction within the last two years for violent criminal activity or drug related criminal activity resulting in a criminal conviction, and (ii) if the program or project is federally assisted, criminal activity for which federal law currently requires denial. (Violent criminal activity is defined in 24 C.F.R § 5.100 and means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage. "Drug related criminal activity is defined in Wis. Stat. s. 704.17(3m)(a)(2). "Drug-related criminal activity" means criminal activity that involves the manufacture or distribution of a controlled substance. "Drug-related criminal activity" does not include the manufacture, possession, or use of a controlled substance that is prescribed by a physician for the use of by a disabled person, as defined in s. 100.264(1)(a), and manufactured by, used, by or in the possession of the disabled person or in the possession of the disabled person's personal care worker or other caregiver.)
Project Incorporates denial process?	Yes (View Here)