

Community Development Division

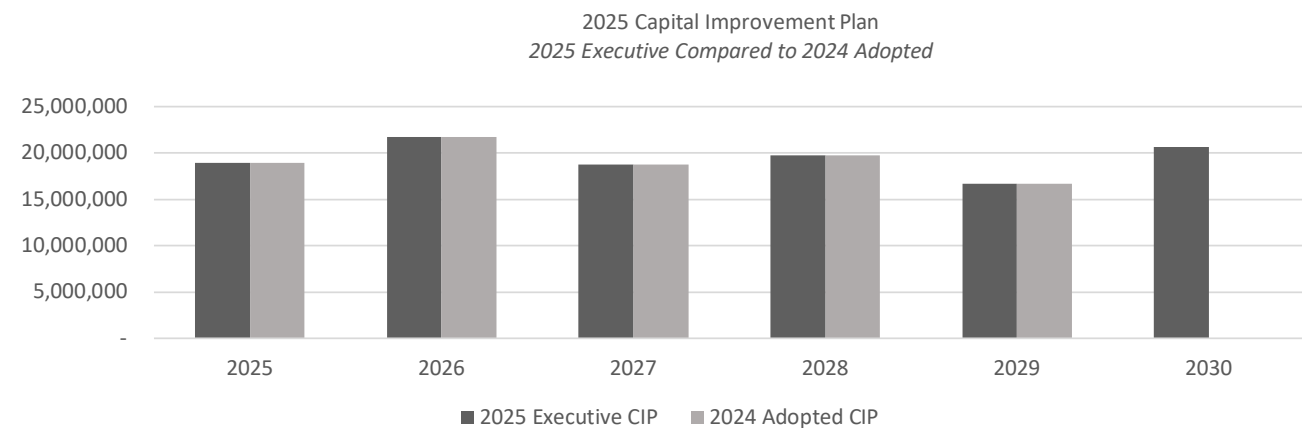
Capital Improvement Plan (CIP) Overview

Budget Phase: Executive

Summary Table

	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
	\$ 18,957,000	\$ 21,707,000	\$ 18,707,000	\$ 19,707,000	\$ 16,707,000	\$ 20,598,850

Changes from 2024 Adopted CIP



Description of 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.

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Summary of Expenditures and Revenues

2025 CIP by Expenditure Type

	2025	2026	2027	2028	2029	2030
Loans	18,957,000	21,707,000	18,707,000	19,707,000	16,707,000	20,598,850
	\$ 18,957,000	\$ 21,707,000	\$ 18,707,000	\$ 19,707,000	\$ 16,707,000	\$ 20,598,850

2025 CIP by Funding Source

	2025	2026	2027	2028	2029	2030
GF GO Borrowing	14,065,000	17,037,000	12,937,000	17,837,000	14,837,000	18,728,850
Federal Sources	985,000	1,110,000	1,110,000	1,110,000	1,110,000	1,110,000
Loan Repayment	560,000	560,000	560,000	560,000	560,000	560,000
Reserves Applied	522,000	300,000	300,000	-	-	-
State Sources	325,000	200,000	200,000	200,000	200,000	200,000
TIF Increment	2,500,000	2,500,000	3,600,000	-	-	-
	\$ 18,957,000	\$ 21,707,000	\$ 18,707,000	\$ 19,707,000	\$ 16,707,000	\$ 20,598,850

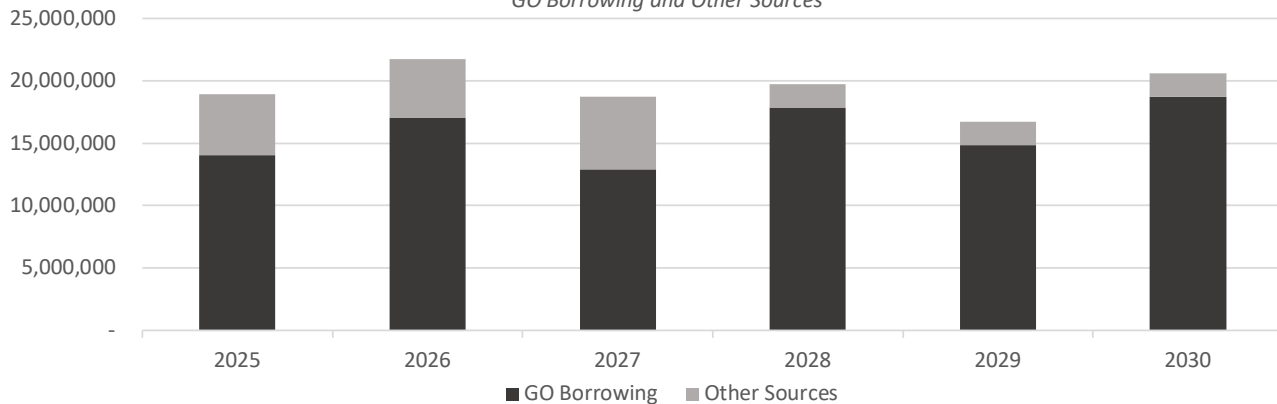
Borrowing Summary

	2025	2026	2027	2028	2029	2030
General Fund GO Borrowing	14,065,000	17,037,000	12,937,000	17,837,000	14,837,000	18,728,850
Non-General Fund GO Borrowing	-	-	-	-	-	-
	\$ 14,065,000	\$ 17,037,000	\$ 12,937,000	\$ 17,837,000	\$ 14,837,000	\$ 18,728,850

Annual Debt Service

	2025	2026	2027	2028	2029	2030
General Fund GO Borrowing	1,828,450	2,214,810	1,681,810	2,318,810	1,928,810	2,434,751
Non-General Fund GO Borrowing	-	-	-	-	-	-
	\$ 1,828,450	\$ 2,214,810	\$ 1,681,810	\$ 2,318,810	\$ 1,928,810	\$ 2,434,751

Executive Budget by Funding Source
GO Borrowing and Other Sources



Community Development Division

Carryforward General Obligation Borrowing

	Unused Appropriation Authority	Reauthorized GO Borrowing
13942 ACCESSORY DWELLING UNIT MAJOR PROJE	285,300	-
17110 AFFORDABLE HOUSING-DEVELOPMENT	39,412,835	16,017,400
13983 ARPA-OCCUPY MADISON SOLAR PRJ	22,201	-
13775 ARPA-SALVATION ARMY DARBO SITE	2,500,000	-
13776 ARPA-YOUTH-CENTERED HOUSING	2,000,000	-
17002 BRIDGE LAKE PT COMM CENTER	2,498,103	-
14969 CHILD CARE CAPITAL ACCESS	250,000	250,000
13672 COMMUNITY FACILITIES IMPROVE MAJOR	1,120,290	2,000,000
62010 HSNB CONSUMER LOAN PRGMS	7,595,805	2,169,400
13344 MEN'S HOMELESS SHELTER	2,583,738	6,760,000
10066 NEIGHBORHOOD CENTERS	260,991	-
11819 PARK EDGE/PARK RIDGE EMP CNTR	339,697	-
13398 TEMPORARY FAMILY SHELTER	44,566	-
14751 TEMPORARY SHELTER FACILITIES MAINT	-	96
	\$ 58,913,526	\$ 27,196,896

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Project & Program Details

Project	Affordable Housing-Consumer Lending	Project #	62010
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project 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, to finance their property taxes, and to 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.

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

Project	Affordable Housing-Development Projects	Project #	17110
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project 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 the Affordable Housing Fund 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. 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.

	2025	2026	2027	2028	2029	2030
GF GO Borrowing	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

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Project & Program Details

Project	Child Care Capital Access Program	Project #	14969
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project 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 underserved 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.

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

Project	Community Facilities Loan (CFL) Program	Project #	13672
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project Description

This program 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 external agencies that need help to acquire or improve properties from where they serve residents in low- to moderate-income households. Funding for the program was added in the 2024 budget through Finance Committee amendment #4, which stipulated that unused budget authority in each year would not be carried forward to the subsequent year. The program 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.)

	2025	2026	2027	2028	2029	2030
GF GO Borrowing	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

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2025 Appropriation Schedule

2025 Appropriation

	Request	Executive Budget		Total
		GO Borrowing	Other	
Affordable Housing-Consumer Lending	3,207,000	815,000	2,392,000	3,207,000
Affordable Housing-Development Projects	14,500,000	12,000,000	2,500,000	14,500,000
Child Care Capital Access Program	250,000	250,000	-	250,000
Community Facilities Loan (CFL) Program	1,000,000	1,000,000	-	1,000,000
	\$ 18,957,000	\$ 14,065,000	\$ 4,892,000	\$ 18,957,000