

Dane County Housing Initiative Meeting Notes  
Thursday, July 8, 2021 3:00 pm  
Zoom - <https://us02web.zoom.us/j/86813487144>

### Meeting Participants

Bob Wipperfurth, Village of Windsor, DCCVA; Tim Senman, Community Development Director, Village of Waunakee (formerly Planning Director, City of Sun Prairie); Shanon Shade, Summit Credit Union, VP Mortgage Lending; Paul Schecter, Executive Director, Sunnyside Development, Rebecca Giroux, WHEDA; Nicole Solheim, VP Development Cinnaire; Byron Bishop, EEOC, City of Madison; Steve Steinhoff, Capital Area Regional Plan Commission; Kathryn Auerback, Movin Out; Tom Landgraf, UW School of Business; Jenna Wuthrich, Division of Access and Affordability, Dane County; Olivia Parry, Dane County Planning and Development Dept.

### Agenda

Welcome, Introductions  
Housing updates  
Dane County housing updates

### Meeting participants

**Tim Semnan** - 89 new home permits, to date, last year, same time 35 units; also two multi-family market rate in the pipeline; 6 new SF permits this month; partnering with Congress of New Urbanism to review changes to zoning code to facilitate more missing middle housing, served as a WI pilot community; Waunakee exploring change to the minimum SF of efficiency units in the zoning code, Village of Waunakee Housing Task Force recommends to reduce minimum SF of efficiency units (currently 600 Square feet for one-bedroom unit); **Shanon Shade**, Summit Credit Union, VP (single family) Mortgage Lending oversees all loan officers and processes, recently finished huge surge of mortgages from low-interest rates, rates have stabilized, interest rates are going to go up; 66 purchase closings on July 31, close to highest number of closings in one day (72 highest); financing a new multi-family development in Cottage Grove, not involved in tax credit projects; **Paul Schecter**, Executive Director, Sunnyside Development, Affordable Housing Development, cover all of southern WI, 24 units in Edgerton, rehab project; responded to CDA City of Madison, RFP to non-profit developers for 601 S. Baldwin, 2 units for acquisition rehab; working with Stoughton CDA to rehab 92 units; Voight Farm acquisition project on east side of Madison (65 acres), many community meetings to figure out how to raise enough money to buy the land, at this point, they have ID 1.35 million in funding from community member pledges (hundreds of residents), 35,000 from Go Fund Me, also asking Dane County Land Conservation Committee for upto 2 million, also asking/hoping for City of Madison 5 million; hired Dimension Four architects to draft master plan with Go Fund Me funds; project will include workforce and affordable housing; half of land is environmentally sensitive which is why Land Conservation Committee is involved; also interested in co-ops; work with Summit Credit Union is the main financier of cooperatives (approximately two dozen co-ops in Madison); **Rebecca Giroux** has 1 million dollars for WHEDA Affordable Housing Grant Funds, limit \$50,000 for rehabilitation of housing stock for special

populations (physically or mentally handicapped, veterans, those leaving domestic violence) for more details go to: <https://www.wheda.com/Housing-Grant-Program/>. Non profits, local governments, and tribal organizations are eligible to apply. Grants due August 23<sup>rd</sup>, 2021. 2021 WHEDA conference will be virtual September 1, September 2, 2021. **Bob Wipperfurth**, President Village of Windsor and DCCVA, welcome to Tim, he'll be a great asset to the DCHI working group! Windsor planning commission is evaluating the idea of zero lot lines to increase home supply at more reasonable cost, talking to realtors, different stakeholders evaluation pros and cons is ongoing. Currently not allowed, can be done with condominium, to be continued. Shanon offered to provide a lenders perspective on the zero lot line discussion, big proponent of them. Also, this fall revisions and update Windsor comprehensive plan, doing it internally;

**Kathryn Auerback** - developments in Dane County the Ace Apartments on Cottage Grove Rd. on the corner of Acewood and Cottage Grove, 70 units, 14 units of supportive housing, done in partnership with Common Wealth Companies, they are accepting applications now, development also includes commercial space, half of which will be occupied by Employment Resources, Inc. an organization that provide employment services to individuals with disabilities; also Glen Grove apartments in Cottage Grove, 100 units, 20 supportive units, doing soils work now, to be complete in August 2022. South Park Street in partnership with Ruhl enterprises, African American developer, 150 units, 30 supportive units, Luna grocery will co-locate, BIPOC owned, 24k square feet; Red Caboose co-developed with the childcare center who serve a diverse population including children with disabilities, 38 units, 8 supported units;

**Danny Afable, JT Klein** – Limestone Ridge workforce housing in Fitchburg with 116 units 30-80% AMI, 40% completed, 1, 2, 3 bedrooms, open spring 2022 used county AHDF and DC HOME Funds; received 2 tax credit awards for Westgate Mall on Madison's westside, to be called University Park –for affordable family housing, and Oakridge at University for affordable senior housing, and market rate. Almost totally torn down, 5 buildings total and upto 550 units of housing, commercial space will be developed by another group, just shy of 10 acres – shovel in the ground beg of 2022; also have a LIHTC development in Middleton we are 3810 Parmenter, 2 phase development, working on the 2<sup>nd</sup> phase; **Joyce Frey** moving forward with the missing middle housing project in their Rent-to-Own housing, next steps is to identify sites, also have two properties under development –the Limerick recently broke ground on Lacey road being developed by Northpoint, and also Limestone Ridge per Danny, city of Fitchburg met with their finance director re: the project, 2 TIF districts will close in 2022 and will capture 7 million, as well as looking at other ways to finance the rent-to-own project, would like to get an option on some land, or purchase other land; also focusing on the Town of Madison annexation and doing an inventory on the housing stock; Gary Gorman presented at the Fitchburg Housing Task Force and shared a variety of stories about unique partnerships they have had with municipalities around the country to bring forward affordable housing, he says Gorman can do smaller units, can do affordable housing but municipalities need to ask for what they want, have a specific goal or target in mind - OP SP has a new three story MF in Sun Prairie with no elevators, surface parking to hit price point between affordable and market rate rental; **Tom Landgraf**, Instructor at the School of Business in Residential Property Development, Sustainable Development and Affordable Housing, also a developer of affordable and missing middle housing in rural WI with housing authorities or non-profit agencies, just completed a project in Horicon called Oak Grove, in partnership with Dodge County Housing Authority, and WHEDA using 4% tax credits,

see WHEDA annual report here: <https://www.wheda.com/about-wheda/annual-report--financials/interactive-annual-report-2020#stories>. The development style is called a pocket neighborhood, or cottage cluster. Oak Grove is ten duplexes, first it was SF but land drainage was a problem, so was cost, 20 units, 750-1,100 SF 1, 2 and 3 bedroom. The houses are clustered around an interior park. When you walk into front of house, you walk into the kitchen and great room, all houses have front porch overlooking central green space. Theory is that the places in your house that you spend the most time are focused toward the front of house, open space and look out to other houses. The thinking is that with traditional single-family development you would have 20 driveways and 20 curb cuts a lot of sewer and water going in and chew up a lot of land and landscape, but with pocket neighborhood you have one curb one driveway going into, around the development, with interior street design and allows you to put more houses in smaller area, all units surround a central park, see Dodge County Housing Authority website for unit information, see here: <https://www.dodgecountyhousing.com/property/1942/Horicon-Oak-Grove-Development-Phase-2> - created first ever tax credit pocket neighborhood in the state of WI, all units have solar, reducing the utility bills for all the families, which is being closely tracked with separate meters. We are working on a version with single family ownership model, where the units can be owned and sold.

**Jenna Wuthrich**, 2021 Affordable Housing Fund Application has been released, due August 4<sup>th</sup>, 2021. Location criteria has been updated to include partial points for site location that is in proximity to existing affordable housing, also asked applicants to identify proximity to neighborhood services and amenities, such as food, transportation, childcare, and looking for more background on planning and outreach in local municipality, how far along the project is in the local process; **Olivia Parry** continuing to meet with potential planning and strategic planning consultants and area stakeholders, met with a team at the Urban League. Ruben Anthony shared a story about how a developer who is rapidly buying up single family homes in south Madison and putting an orange door on them, for some reason, scooping up a lot of properties that will then be rehabbed and go back to the market as rentals or to purchase, likely increasing the price substantially. This strategy is part of a larger national trend where investors, developers increasingly see single family housing market as an opportunity to invest, make money so are buying more SF homes often targeting lower income areas. This was a trend as part of the great recession purchase and rent single family homes, but is now expanding to smaller single family housing markets. Urban League suggested outreach to YWCA. RHS - will be presenting to DCCVA on July 14, considering putting out an RFQ to make sure we identify the best team to lead the regional housing strategy. Upcoming meeting with Exec's office to discuss RHS. Continuing to meet with municipalities and regional partners to introduce RHS to them, get feedback and input. Meeting with Waunakee in a few weeks, Middleton, potential partners sponsors, as well as others.