



# Dane County 2015-1019 Consolidated Plan & First Year Action Plan

Promoting



**Decent Housing**



**Suitable Living Environments**



**Economic Development**

November, 2015

# Acknowledgements

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## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

This Consolidated Plan provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, by the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan is for the period of January 1, 2015 through December 31, 2019.

The primary objective of the Community Development Block Grant Program as stated in Title I of the Housing and Community Development Act of 1974, as amended, is the development of viable urban communities. This is achieved by:

- Providing decent housing,
- Providing a suitable living environment, and
- Expanding economic opportunities.

Each activity funded by CDBG must meet one of three national objectives:

- Benefit to low and moderate-income persons,
- Aid in the prevention or elimination of slums or blight; and
- Meet a particularly urgent community development need.

No less than 70% of funds are to be spent on activities that benefit low and moderate- income persons. Spending on public service activities is limited to 15% of the program year's allocation plus 15% of the preceding year's program income.

Four categories can be used to meet the LMI national objective:

1. Area benefit activities (LMA)
2. Limited clientele activities (LMC)
3. Housing activities (LMH) or
4. Job creation or retention activities (LMJ)

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Dane County expects to receive approximately \$1.4 million annually from HUD through the CDBG and HOME programs over the next five years. These funds, along with any program income earned and prior year resources, will be used to leverage other public and private resources in the housing, public facilities, public services, and economic development areas.

The following table provides a summary of the goals of the CDBG and HOME programs over the next five years:

**Table 1: Goals Summary Information**

Goal	Priority Need Addressed	Funding	Goal Outcome Indicator
Increase access to affordable quality housing	Housing Availability/ Affordability	CDBG: \$1,375,334  HOME: \$2,125,244	Rental units constructed: 15 Rental units rehabilitated: 12 Homeowner houses added: 12 Homeowner houses rehabilitated: 160 Financial assistance to households: 60
Expand economic opportunities for LMI persons	Economic Opportunity	CDBG: \$918,267	Jobs created/retained: 80 Businesses assisted: 60
Assure access to public services for LMI persons	Public Services Accessibility	CDBG: \$731,200	LMI persons assisted: 1,200
Improve public facilities/develop infrastructure	Public Facilities and Improvements	CDBG: \$1,066,289	LMI persons assisted: 6,000 Facades treated/ buildings rehabilitated: 10
Strong Program Planning and Administration	Planning and Administration	CDBG: \$1,010,334 HOME: \$195,635	
Urgent Need Response to Natural Disasters	Disaster Assistance	CDBG: \$252,584	

### 3. Evaluation of past performance

Dane County strives to continually improve the performance of its operations and those of its funded subrecipient agencies. A detailed summary of the County’s evaluation of past performance may be found in the Consolidated Annual Performance and Evaluation Report (CAPER) available on the County web site at: <http://dane-econdev.org/>.

The Town of Madison adopted the Neighborhood Revitalization Strategy Area (NRSA) Plan developed by Planning and Design Institute, Inc. on August 27, 2001. The NRSA study area addressed the census tracts of 1401 and 1502. The components of the Action Plan included the categories of economic development, housing, infrastructure improvements, and social programs.

Much progress has been made in the NRSA since 2001 including upgraded facilities at Southdale Park, creating a neighborhood community police officer position in the Southdale Neighborhood, storm water infrastructure improvements, and attracting ITT Technical College to the Novation Technology Campus. In 2011, Badger Rock Middle School opened its doors as project-based school focused on urban agriculture and sustainability. The school also functions as a community center, and has partnered with the Center for Resilient Cities, Sustain Dane, and Growing Power to create a flagship environmental program that places cultural relevance, sustainable agriculture and environmental impact at the forefront of the curriculum. The school is considered a national demonstration site for energy efficient building practices and features roof top gardens, a greenhouse, teen center, learning laboratories, café, and gathering spaces.

#### **4. Summary of citizen participation process and consultation process**

Citizen participation and consultation in the development of Dane County's 2015-2019 Consolidated Plan included the following:

1. A community survey conducted in August 2013 and sent out to 1,477 randomly selected Dane County residents who lived outside of Madison and who currently had an open FoodShare Wisconsin status.
2. A non-targeted/ broad community survey conducted jointly by the City of Madison and Dane County in November 2013 to both City and County residents. 446 total comments were received.
3. An online survey sent in August 2013 to all 56 participating municipalities in the Dane County Urban County Consortium. The survey was re-sent in July 2014, and a total of 16 surveys were received (29% response rate).
4. Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources.
5. Public hearings for members of the Dane County Consortium regarding priorities for the 2015-2019 Consolidated Plan were held on September 26, 2013 and October 24, 2013 at locations accessible for persons with disabilities.
6. A draft version of the 2015-2019 Consolidated Plan was posted on the County web site at <http://dane-econdev.org/> for the 30 day public comment period. Information on these

documents and links to them were sent to the 56 participating municipalities and to currently funded sub-recipients. Following the comment period a public hearing was held to provide information to attendees regarding housing and community development needs, the amount of entitlement funding the County expects to receive, the range of activities that may be undertaken, proposed projects and activities, and provide an opportunity for review and comment on the 2015-2019 Consolidated Plan. Notices for the public hearing and comment period were published in a non-legal section of the *Wisconsin State Journal*. A press release of this information was also sent to all area media, including weekly newspapers serving local municipalities and targeted populations – such as the readers of *Latino Comunidad*.

## **5. Summary of public comments**

The County completed outreach to local nonprofits, stakeholder organizations, neighborhood groups and residents, community funders, housing providers, community leaders and residents who access public services. A wide array of comments were provided at these meetings and through the community survey. This input provided the foundation for the development of the priorities, goals and objectives of the Plan.

Comments were also received during the 30-day public comment period and at the CDBG Commission public hearings. The comments provided were in support of the priorities and goals of the Consolidated Plan, particularly the goals to support affordable housing and the homeless.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted. However, the County established a process of evaluating public input to ensure an outcome of a focused set of priorities and goals that would address the most urgent needs and not duplicate efforts. Through this review process, some input garnered prior to the public hearings were considered and ruled out in favor of priorities, goals and objectives presented in the this Plan.

## **7. Summary**

The 2015-2019 Dane County Consolidated Plan reflects the coordinated efforts of County staff, a wide network of community stakeholders, County residents, Community Development Block Grant Commission members and the Dane County Board of Supervisors. Through priorities outlined in this Plan, the impact of any federal funds received by the County will be maximized through a focused approach to addressing community needs and delivering services to low and moderate income residents. The goals and objectives of the Plan will improve the overall quality of life in Dane County over the next five years by providing decent housing, suitable living environments, and expanding economic opportunities.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DANE COUNTY	
CDBG Administrator		Office of Economic & Workforce Development
HOME Administrator		Office of Economic & Workforce Development

**Table 1 – Responsible Agencies**

#### Narrative

Dane County, as an urban county, is well positioned to coordinate the work of public, private, and non-profit organizations through which it will carry out the Consolidated Plan and Annual Action Plan.

Dane County, specifically the Office of Economic and Workforce Development, is the lead agency responsible for overseeing the development of the plan for the Dane County Urban County Consortium.

The Dane County Urban County Consortium, as of 2014, includes 56 participating municipalities representing slightly over 96% of the population outside the City of Madison. These cities, villages, and towns along with various departments in Dane County will be the major public agencies responsible for administering programs covered by the Consolidated Plan. For a list and map of the 56 participating municipalities, see Appendix 1.

Private agencies that help to carry out the Annual Plan are typically selected as subrecipients through a Request-for-Proposal (RFP) process. If there are no respondents to an RFP, then Dane County purchasing standards allow a subrecipient to be selected by either re-issuing the RFP or by selecting the subrecipient on the open market.

The program is overseen by the Community Development Block Grant Commission and the federal Department of Housing and Urban Development (HUD).

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Consultation in the development of this Plan was achieved through a variety of strategies including public hearings held throughout the County, focus group meetings with public and private sector organizations, surveys, and direct correspondence. All efforts were made to contact appropriate parties and obtain thorough input. These consultations, in conjunction with participation from citizens, provided the direction and scope for this Plan.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The Dane County Comprehensive Plan adopted October 18, 2007 with extensive community input provides an overarching umbrella for the myriad of plans at the local municipality and County level. This plan includes overall goals for housing, transportation, utilities and public facilities, economic development, land use, and more.

The Dane County Commission on Economic & Workforce Development identifies and promotes economic opportunities that benefit residents, businesses, communities, and agricultural enterprise in Dane County. This group provides oversight on the implementation of the Economic Development chapter of the County's Comprehensive Plan; identifies and pursues funding opportunities to implement these opportunities; represents Dane County in regional economic development plans and initiatives; and reports to the County Board regarding the status of the Committee's priorities and action plan.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Homeless Services Consortium functions as the local Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development (HUD) as the local planning and decision-making body on programs funded with HUD's homeless assistance programs.

In March, 2005 the City of Madison, Dane County, and the United Way of Dane County held a symposium titled, "Housing For All Community Conversation." The ideas generated during this symposium were combined with other ideas developed through other Homeless Services Consortium planning efforts resulting in the development of *A Community Plan to Prevent and End Homelessness in Dane County* (The Plan) issued in April, 2006. This 10-year plan outlines three goals:

- Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing.

- Provide a short-term safety net with the ability to help homeless households move to stable housing as quickly as possible.
- Provide an adequate inventory of affordable housing units for low-income households by creating new units or making existing units affordable.

The Plan which was updated in June 2011 may be found on the City of Madison web site at: [http://www.cityofmadison.com/cdbg/docs/community\\_plan\\_to\\_end\\_homelessness\\_final.pdf](http://www.cityofmadison.com/cdbg/docs/community_plan_to_end_homelessness_final.pdf).

Sue Wallinger with the City of Madison CDBG Office compiles an annual report with data collected from agencies that use the Wisconsin ServicePoint (WISP) homeless management information system. While efforts are made to produce reports of unduplicated counts, it is still possible that some duplication occurs. The full 2013 report may be found at: <http://www.cityofmadison.com/cdbg/documents/2013DaneCountyHomelessnessReport.pdf>.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

N/A

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	COMMUNITY ACTION COALITION OF SOUTH CENTRAL WISCONSIN
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
2	<b>Agency/Group/Organization</b>	Domestic Abuse Intervention Services (DAIS)
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DAIS was consulted as part of the non-homeless special needs assessment and special needs facilities and services sections to provide insight on the characteristics and needs of domestic violence survivors and their families.
3	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF DANE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
4	<b>Agency/Group/Organization</b>	Madison Area Urban Ministry
	<b>Agency/Group/Organization Type</b>	Support network for returning prisoners
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Madison Area Urban Ministry was contacted as part of the non-homeless special needs assessment and special needs facilities and services sections to provide insight on the needs of returning prisoners from federal and state institutions.
5	<b>Agency/Group/Organization</b>	Madison Area Community Land Trust
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
6	<b>Agency/Group/Organization</b>	INDEPENDENT LIVING, INC
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.

7	<b>Agency/Group/Organization</b>	MOVIN OUT, INC
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
8	<b>Agency/Group/Organization</b>	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.</p>
9	<p><b>Agency/Group/Organization</b></p>	<p>OPERATION FRESH START</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing  Services-Children  Services-homeless  Services-Education  Services-Employment</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homelessness Strategy  Non-Homeless Special Needs  Economic Development  Market Analysis</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.</p>
10	<p><b>Agency/Group/Organization</b></p>	<p>Housing Initiatives, Inc.</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing Services - Housing Services-Persons with Disabilities Services-homeless</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.</p>

11	<b>Agency/Group/Organization</b>	MADISON DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
12	<b>Agency/Group/Organization</b>	COMMON WEALTH DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
13	<b>Agency/Group/Organization</b>	YWCA OF MADISON INC
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.

14	<b>Agency/Group/Organization</b>	DANE COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
15	<b>Agency/Group/Organization</b>	The Road Home Dane County Inc
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.</p>
16	<p><b>Agency/Group/Organization</b></p>	<p>Kennedy Heights Neighborhood Center</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Education</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Non-Homeless Special Needs  Market Analysis</p>

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
17	<b>Agency/Group/Organization</b>	WISCONSIN WOMENS BUSINESS INITIATIVE CORP INC
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
18	<b>Agency/Group/Organization</b>	Construction Training Incorporated
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
19	<b>Agency/Group/Organization</b>	BAYVIEW FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
20	<b>Agency/Group/Organization</b>	Wisconsin Youth and Family Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
21	<b>Agency/Group/Organization</b>	EAST MADISON COMMUNITY CENTER
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.

22	<b>Agency/Group/Organization</b>	GOODMAN COMMUNITY CENTER
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
23	<b>Agency/Group/Organization</b>	Lussier Community Education Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Health Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
24	<b>Agency/Group/Organization</b>	Cuna Mutual Foundation
	<b>Agency/Group/Organization Type</b>	Funder Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
25	<b>Agency/Group/Organization</b>	Madison Community Foundation
	<b>Agency/Group/Organization Type</b>	Funder
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.
26	<b>Agency/Group/Organization</b>	Forward Community Investments
	<b>Agency/Group/Organization Type</b>	Funder Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All relevant agency types were consulted in the development of this Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Consortium	A primary emphasis in Dane County is on housing first, meaning addressing the housing needs of individuals and families first, then addressing the underlying conditions that contribute to homelessness. Dane County, as part of the Continuum of Care, will continue the objectives outlined in the Homeless Services Consortium's 10-year plan "A Community Plan to Prevent and End Homelessness in Dane County". The overall goal is to provide support services for households at risk of homelessness to enable them to access and maintain stable housing.
Dane County Comprehensive Plan	Dane County Department of Planning and Development	The Dane County Comprehensive Plan adopted October 18, 2007 with extensive community input provides an overarching umbrella for the myriad of plans at the local municipality and County level. This plan includes overall goals for housing, transportation, utilities and public facilities, economic development, land use, and more.
Dane County Housing Authority Strategic Plan	Dane County Housing Authority	Dane County Housing Authority's mission is to promote and ensure safe, decent, and affordable housing for their participants, as well as provide owners and developers with an opportunity to rehabilitate and develop affordable housing.
Area Plan for Older People 2013-2015	Dane County Dept. of Human Services- Area Agency on Aging	As part of the preparation for the 2013-2015 Area Plan for Older People, the Area Agency on Aging conducted a series of listening sessions throughout Dane County with older adults and service providers, followed by two public hearings. The comments and feedback from these sessions were considered in determining the needs of the elderly population in Dane County.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Dane County works with 56 municipalities under a governmental cooperation agreement forming the Dane County Urban County Consortium. In 2015 a new cooperation agreement will be negotiated to continue the Urban County and the Consortium Agreement will be renewed. All participating units of

local government were consulted in the creation of the plan. In August 2013 a survey was sent to each participating municipality to elicit input on priority housing and community development needs in each community. A follow-up survey was sent to July 2014 to municipalities that had not yet responded. The response rate was 29%.

**Narrative (optional):**

There are three public housing authorities in Dane County including the Dane County Housing Authority, the DeForest Housing Authority, and the Stoughton Housing Authority.

The Dane County Housing Authority (DCHA) was created in 1972 by the Dane County Board of Supervisors to address the affordable housing needs of low-income families outside the City of Madison.

The oversight and governance of the DCHA is the responsibility of a five-member citizen commission appointed by the Dane County Executive. At least one Commission member, but not more than two, may be a County Board Supervisor. Commissioners served staggered five-year terms. In accordance with section 66.40-66.404 of the Wisconsin State Statutes, “The authority may prepare, carry out, acquire, lease and operate housing projects approved by the county board. It may take over any housing project undertaken by other governmental bodies, when approved by the county board, by any means other than eminent domain. It may acquire privately owned property by any means, including eminent domain, with the approval of the county board and sell any or all of its interest in said property. It may contract for services, work or facilities in connection with a housing project and lease or rent property at the rents and charges the authority shall establish. It may investigate dwelling conditions within the county and the means of improving such conditions. It may invest any funds within its control and may issue bonds from time to time in its discretion, the principal and interest to be secured by its revenues or a part thereof.” (Dane County Ordinance 15.26 (5)).

Aside from appointing authority, Dane County has no organizational relationship with DCHA regarding hiring, contracting and procurement, provision of services, or review of proposed development sites. Any demolition or disposition of publicly owned housing developments within the unincorporated areas of the county is subject to County zoning regulations.

Dane County has partnered with the City of Madison CDBG Program, the City Community Development Authority (CDA), the City Department of Civil Rights, the Dane County Housing Authority, and the Dane County Office of Equal Opportunity to develop a uniform approach to the administration, implementation, and oversight of the Section 3 program. A Section 3 Plan is to be developed for each covered project in conjunction with the funding agency. This plan is to identify the efforts to be undertaken to notify Section 3 Business Concerns of employment, training, or contracting opportunities.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Citizen participation and consultation in the development of Dane County's 2015-2019 Consolidated Plan included the following:

1. A community survey conducted in August 2013 and sent out to 1,477 randomly selected Dane County residents who lived outside of Madison and who currently had an open FoodShare Wisconsin status.
2. A non-targeted/ broad community survey conducted jointly by the City of Madison and Dane County in November 2013 to both City and County residents. 446 total comments were received.
3. An online survey sent in August 2013 to all 56 participating municipalities in the Dane County Urban County Consortium. The survey was re-sent in July 2014, and a total of 16 surveys were received (29% response rate).
4. Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources.
5. Public hearings for members of the Dane County Consortium regarding priorities for the 2015-2019 Consolidated Plan were held on September 26, 2013 and October 24, 2013 at locations accessible for persons with disabilities.
6. A draft version of the 2015-2019 Consolidated Plan was posted on the County web site at <http://dane-econdev.org/> for the 30 day public comment period. Information on these documents and links to them were sent to the 56 participating municipalities and to currently funded sub-recipients. Following the comment period a public hearing was held to provide information to attendees regarding housing and community development needs, the amount of entitlement funding the County expects to receive, the range of activities that may be undertaken, proposed projects and activities, and provide an opportunity for review and comment on the 2015-2019 Consolidated Plan. Notices for the public hearing and comment period were published in a non-legal section of the Wisconsin State Journal. A press release of this information was also sent to all area media, including weekly newspapers serving local municipalities and targeted populations – such as the readers of Latino Comunidad.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Municipality Survey	Non-targeted/ broad community  Participating municipalities	In August 2013 a survey (Municipality Survey) was sent to all 56 participating municipalities in the Dane County Urban County Consortium. The survey asked respondents to review a list of 19 possible issues and challenges their municipality may be facing, and identify/ rank (1=highest priority, 7=lowest priority) the top seven priorities for their municipality. The survey was re-sent to municipalities in July 2014. 15 surveys were returned, one of which was incomplete, yielding a response rate of 25%. "Downtown revitalization" (facade improvements) received the most number of high priority votes (5), followed by "acquisition and demolition of blighted properties" (2) and "accessibility improvements (ADA compliance) to public facilities" (2). Although "downtown revitalization" received over twice as many high priority votes as any other issue, it received only 6 total votes in any of the priority levels. "Acquisition and demolition of blighted properties" and "Planning grants (Better Urban Infill Development funds or similar)" received the most votes for all priority levels (9 each), followed by "Financial assistance to emerging and existing businesses (loan and grant programs to help businesses succeed)" (8), "Loans for homeowners to make energy efficiency improvements" (7), and "Construction or rehab (senior centers, youth centers, tornado shelters, food pantries)" (7).	Respondents were asked to list and rank (using the same 1=highest, 7=lowest scale) any other priorities not listed above that are confronting their community. The four responses are listed below: "Improvements of neighborhood parks - 1" "Nothing at this point" "1 Local Control over Zoning 2 Boundary agreements with surrounding cities 3 Preservation of tax base eroded by annexation and acquisition of Town properties by tax-exempt entities 4 Maintenance of aging infrastructure 5 Relocation of Town Office and Garage (currently surrounded by City of Verona) 6 Cost-effective alternative to composting site closed by Dane County 7 Successful grants to enable the Town to add bike lanes to some heavily traveled roads" "1. Downtown streetscape study and work 7. North Connector planning"

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
2	Community Survey	Residents of Public and Assisted Housing  Dane County (outside of Madison) residents who had a "currently open" FoodShare Wisconsin status	The 2013 Community Survey was mailed out the week of August 5, 2013 to 1,477 randomly-selected Dane County residents who lived outside the City of Madison and who had a currently open FoodShare Wisconsin status as of April 2013. 71 surveys were returned as being undeliverable- 25% were due to the individual moving and leaving no forwarding address; 55% were not able to be forwarded; 1% were due to the individual being deceased; 4% were attempted, not known; for 11% the forwarding time had expired; and 3% were unclaimed. 183 surveys were returned and used in this analysis. The response rate was slightly over 13%.The Community Survey contain 4 sections of questions. Below is a summary of responses and key highlights from each section. SECTION 1: DEMOGRAPHICS58% of the respondents expected to have incomes in 2013 that would place them at or below 30% of the County median income or in the extremely low income range. 18% of the survey respondents projected their income to be between 30 and 50% of the County median income placing them at the very low income limits.SECTION 2: SPENDING PRIORITIESThe 2013 Community Survey section on spending priorities covered the areas of housing, neighborhood services, infrastructure, and economic development. 87 respondents (47.5%) indicated that housing should be the highest priority. 41 respondents (22.4%) indicated that economic development should be the highest priority. Neighborhood services, such as debris and trash removal, demolition of blighted buildings,	81 comments were received from the 2013 Community Survey. The following are samples of those comments received:a.) I make too much for any assistance, but not enough to live comfortably. Check to check living. Single parent.b.) Middleton has few resources for children (community centers). No low-income housing. Dane County needs to focus on special populations/low-income/homeless/handicapped/eco-friendly outdoor lighting (street light shining down) and new construction on public spaces.c.) There needs to be more help for people that are sick and help for keeping homes warm and fix homes up that need it, windows, etc. More help.d.) Thank you for allowing my opinions to be heard.e.) There aren't enough services for single parents with children with disabilities.f.) It is extremely difficult for non-married couples with children to find affordable homes in safe, child-friendly areas anywhere in Dane County.g.) We need more apartments/housing for seniors/disabled that are based on income - lower rent. We pay \$770 right now and can't afford extra 35 dollars for use of garage + 15 dollars for a storage room. We are struggling. Rental assistance would help. We lost our home 7 years ago because we could no longer keep up with the house payments.h.) Although there is a lot of housing being built, a lot of people, myself included, can't even afford to rent let alone buy any. One idea is a rent with the possibility to own. I have been where I live for ten years and when I moved in, we couldn't even put curtains up.i.)I'm frustrated by the fact that most rental places or landlords do credit checks before they help people who desperately need

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
			<p>and crime awareness was the highest priority for 20 (11%) of the respondents. Within each area, the survey asked respondents to indicate specific priority items for spending funds. The four items that were most frequently indicated as a high priority were in the section on housing. These included: rental subsidies to lower the amount of rent paid to 30% of household income (60%), construct affordable rental units (52%), energy efficiency improvements, such as installation of storm windows and doors, insulation, modifications or replacement of heating and cooling equipment (51%), and modifications (assistive equipment, such as grab bars and raised toilet seats) to help Seniors and persons with disabilities continue to live in their own homes (49%). Job skills training and crime awareness and other efforts to improve safety in your neighborhood were marked as high priorities for 89 (49%) of survey respondents. Rounding out the top ten items that were most frequently indicated as a high priority for spending included rental assistance- help with security deposits and utility connections (48%); construct housing for persons with disabilities (47%); construct housing for person who are homeless (45%); and transportation between your community and other communities in Dane County (44%).</p> <p><b>SECTION 3: EDUCATION AND EMPLOYMENT</b></p> <p>55% of survey respondents had education beyond the high school level with 13% obtaining a bachelors degree and 4% having obtained a graduate or post-graduate degree. 55 (30%) of the survey respondents indicated they</p>	<p>a nice cheaper place to live.j.)Would like to have help paying my rent but there is always a waiting list. Or have a thing for low [income] families to buy houses.</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
			<p>were currently looking for another job. Among those currently looking for another job, 36% indicated that child care was a barrier to employment. One out of every five respondents looking for a job indicated that their health was a barrier. 22% indicated that education and/or experience was a barrier to employment. 15% indicated that training and/or transportation were barriers to employment. Among the 55 individuals who were currently looking for another job, 32 (58%) indicated they could benefit from a job skills training program.</p> <p><b>SECTION 4: FAIR HOUSING</b></p> <p>Nearly 24% of survey respondents indicated they had experienced discrimination in housing. There were marked differences when these figures were examined by race/ethnic status.</p>	
3	Citizen Input Joint-Effort Survey	Non-targeted/ broad community	<p>The City of Madison and Dane County conducted a survey in November 2013 to gain input from residents about how to spend the CDBG and HOME funds each jurisdiction will receive over the next five years (2015-2019). The survey was separated into four sections of topic areas: Affordable Housing, Economic/Business Development, Neighborhoods, and Access to Resources. Within each section, respondents were asked to rank each question using a one (1) through seven (7) scale to indicate the level of importance for funding, from one (1) being Lowest Importance to seven (7) of Highest Importance. 971 people responded to the survey, of which roughly 22% lived in Dane County outside the City of Madison. The top six average scoring questions also received the highest percentage of</p>	<p>There were 446 total comments received. Below is a summary of comments by category:</p> <p><b>ACCESS TO RESOURCES</b> (97 comments total):</p> <ul style="list-style-type: none"> <li>-Increasing options in this area would be phenomenal.</li> <li>-Housing is the issue.</li> <li>-As long as people don't have enough money to pay rent, offering housing counseling isn't super helpful. Help to get and keep employment is more important.</li> <li>-Need to address the source of the Homeless problem.</li> <li>-Help renters deal with bad landlords and housing crises.</li> <li>-Multiple angles of AODA, mental health and physical health support should be considered as part of overall package to provide housing location.</li> <li>-Keeping people in housing is a good community investment.</li> <li>-Everyone in poverty isn't homeless. Resources need to arduously address all the people and conditions that are precursors to homelessness.</li> <li>-Large portion of funding should go to</li> </ul>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
			<p>respondents who ranked the question as "High Importance." The top six questions, with average score and "Highest Importance" percentage in parenthesis, were:1. Support mental health care and alcohol and other drug addiction (AODA) services (5.82, 66.1%)2. Provide financial assistance and services to help homeless people in shelter find housing and work (5.62, 63.6%)3. Provide incentive for the development of affordable housing in areas with easy access to jobs, grocery stores, a bus line, and other key amenities (5.6, 63.8%)4. Maintain support of existing neighborhood centers (5.58, 57.8%)5. Increase supply of permanent housing for chronically homeless individuals (5.46, 60.3%)6. Increase supply of affordable rental housing (5.45, 58.5%)The average scores of the questions within each of the four topic areas were: Neighborhoods (5.2), Access to Resources (5.0), Affordable Housing (4.81), and Economic/ Business Development (4.22).</p>	<p>substance abuse, mental health, financial and job counseling.-The services for developmentally disabled adults are shrinking these services should not be sacrificed. AFFORDABLE HOUSING (174 comments total):-Pre-purchase maintenance education is needed.-Included alcohol programs and prevention programs in Housing Strategy.-Single men highest percentage but families need help too.-Poor families with kids are highest priority.-Establish sites for tiny house/mini homes.-Six responses for, explore co-housing or nontraditional housing models. -Do more energy conservation retrofits. -Eviction prevention/assistance needed.-Home ownership has been proved to engage families into civic life.-Lots of comments on the fact that individuals are tired of seeing costly housing developments support with TIF money that does not provide any affordable units. BUSINESS/ ECONOMIC DEVELOPMENT (80 comments total):-Access the areas where barriers and needs are the greatest and increase all businesses. - M/WBE should be able to offer the curriculum in the tech schools. -Encourage employment to people released from prison and those who are homeless. - Encourage programs that encourage businesses to dramatically reduce their use on energy.-Encourage co-op ownership.-Develop skills for immediate employment at fair wage for those who are un/under-employed.-Offer support to new businesses. -Ask developers of industrial parks what their level of commitment to surrounding communities will be.-We need large companies that can hire people with compatible pay.-Access to child care is an important part of developing a strong work</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
				<p>force.NEIGHBORHOODS (95 comments total):-Take into account the diverse populations involved in this area.-Creating community, especially in disconnected and under-resourced neighborhoods is important.-A realistic funding model and process is critical before more new centers are added to the existing under-funded centers.-Integrate community center support with schools and senior centers.-Start small by getting neighbors into sustainable practices like gardens is a great investment.-Lots of comments about the support of Community Gardens.-The need is to ensure that every member of the community, particularly those who are struggling in poverty, have access to opportunities, enrichments, vocational and academic supports. -A center in Owl Creek should be considered. -Urge developers to install green rooftops.-Create livable neighborhoods with services.</p>
4	Focus Group Meetings	Non-targeted/broad community	<p>Between November 2013 and January 2014, in a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in order to receive input into the 2015-2019 Consolidated Plan. The groups were composed of individuals involved in Economic Development, Housing, Neighborhood Centers, Community Gardens, Funders of programs, and Planning/CDBG/HOME. Participants completed two exercises to determine priority needs and funding allocations for the next 5 years in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan.</p>	<p>There were 102 total comments received. Below is a summary of comments:"Gardens are important, there is less emphasis on food and more about community development and leadership development." "We do not need more non-profits doing community development we need more leverage.""Need to be more proactive in funding needs rather than reactive." "Lots of duplication of effort, need to look at who is doing best and who can collaborate." "What are the regional metrics that we are trying to obtain to get people pushing in the right directions.""Must share the information collected. If there are best practices of neighborhood centers that should be shared with all funders.""Need to address the need for more homeownership opportunities. Neighborhoods are transient in some areas; need more continuity and</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
				<p>civic involvement." "Need to look at economic development in neighborhoods so we can create some mixed used developments." "Should not underestimate the importance of 'entry level' positions." "When people do obtain employment deductions from paychecks are hurting their cash flow." "Dane County needs to establish an Affordable Housing Trust Fund." "The housing prices in Madison/Dane County are not dropping. The housing stock is still unaffordable to most moderate income households." "Youths aren't connected to schools, don't have access to technology. If you don't know how to use a computer, you're not getting a job." "Basic resources needs are going up as well as mental health services for youth."</p>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Consolidated Plan Needs Assessment is a look at Dane County’s needs for housing, homeless, non-homeless special needs and non-housing community development assistance throughout the County.

Data and tables provided throughout this section are in most cases pre-populated by HUD as a data output from the HUD Integrated Disbursement and Information System (IDIS). This data is required to complete the Consolidated Plan and may not be available through alternate sources.

The Comprehensive Housing Affordability Strategy (CHAS) 2000 and 2010 data provided by HUD was utilized, depending on the available data source. In addition, the U.S. Census and American Community Survey data was used to complete this section. Consultation with local housing agencies and other City documents were also considered.

The Housing Needs Assessment portion of this document evaluates the City’s current needs for housing assistance for the following income groups based on area median income (AMI):

- Very Low Income (0-30 percent AMI)
- Low Income (30-50 percent AMI)
- Moderate Income (50-80 percent AMI)

HUD calculates AMI limits for very low; low; and, moderate income persons to determine eligibility for a variety of federal programs including CDBG and HOME. These calculations are based on an area’s AMI and include adjustments for local factors such as high housing costs , volatile changes in area income levels and family size. The same AMI limits are used for Dane County and the City of Madison since HUD defines all of Dane County as one distinct housing market . The most recent (FY2014) income limit classifications for the Dane County/Madison area are shown below in Table 1.

**Table 1: 2014 HUD Income Limits**

Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Very Low (30%)	\$17,000	\$19,400	\$21,850	\$24,250	\$27,910	\$31,970	\$36,030	\$40,090
Low (50%)	\$28,300	\$32,350	\$36,400	\$40,400	\$43,650	\$46,900	\$50,100	\$53,350
Moderate (80%)	\$44,750	\$51,150	\$57,550	\$63,900	\$69,050	\$74,150	\$79,250	\$84,350

### Dane County Income Limits

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The table shown below displays population, number of households, and median household income between 2000 and 2011, as well as the calculated percentage of change. According to the provided date, the Dane County Urban County Consortium has experienced a population increase of 14 percent.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	212,081	241,161	14%
Households	84,465	95,531	13%
Median Income	\$49,223.00	\$61,913.00	26%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2000 Census

**Data Source Comments:** Number of households in year 2000 includes all households outside the City of Madison.

### Number of Households Table

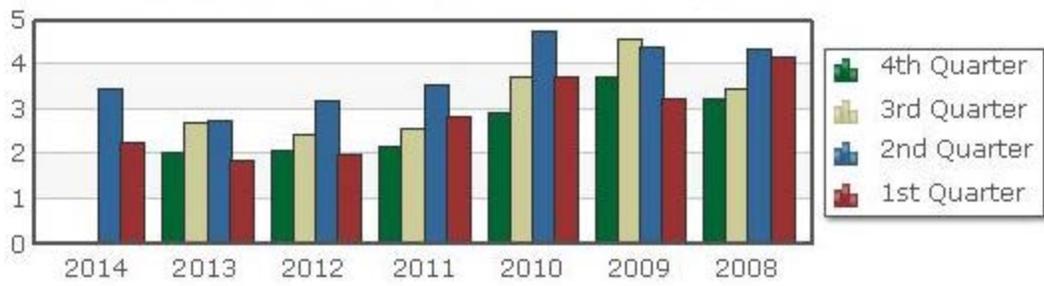
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,675	9,949	15,969	11,210	52,665
Small Family Households *	2,165	2,596	5,267	4,775	32,060
Large Family Households *	371	574	1,126	1,120	4,071
Household contains at least one person 62-74 years of age	848	1,588	2,853	1,794	7,668
Household contains at least one person age 75 or older	1,569	2,141	1,863	845	1,990
Households with one or more children 6 years old or younger *	1,310	1,697	2,611	2,067	6,927

\* the highest income category for these family types is >80% HAMFI

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Madison Area Rental Vacancy Rates (%)



### Madison Area Rental Vacancy Rates

#### Vacancy Chart

The *Madison Area Rental Vacancy Rate* chart gives the percentage of apartments in Madison Gas & Electric's service area that appear to be vacant because the electric service is inactive or the service has been moved to the owner's name.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	248	239	89	34	610	69	22	73	64	228
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	75	103	0	233	0	15	10	4	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	185	232	114	25	556	10	71	131	51	263
Housing cost burden greater than 50% of income (and none of the above problems)	3,437	973	73	14	4,497	1,581	1,408	1,385	521	4,895
Housing cost burden greater than 30% of income (and none of the above problems)	569	3,451	1,678	189	5,887	399	1,167	3,124	2,800	7,490

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	254	0	0	0	254	159	0	0	0	159

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,923	1,522	379	73	5,897	1,651	1,503	1,591	639	5,384
Having none of four housing problems	1,165	4,460	7,000	3,661	16,286	508	2,452	7,008	6,829	16,797
Household has negative income, but none of the other housing problems	254	0	0	0	254	159	0	0	0	159

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,519	1,268	560	3,347	463	718	1,954	3,135
Large Related	249	217	48	514	90	246	648	984
Elderly	921	1,119	415	2,455	950	1,157	965	3,072

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,804	2,140	796	4,740	540	587	1,097	2,224
Total need by income	4,493	4,744	1,819	11,056	2,043	2,708	4,664	9,415

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,170	308	8	1,486	433	499	602	1,534
Large Related	184	4	0	188	86	117	150	353
Elderly	733	443	70	1,246	667	413	370	1,450
Other	1,692	349	15	2,056	442	437	309	1,188
Total need by income	3,779	1,104	93	4,976	1,628	1,466	1,431	4,525

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	244	257	213	25	739	10	86	106	47	249
Multiple, unrelated family households	0	50	0	0	50	0	0	34	8	42
Other, non-family households	0	0	4	0	4	0	0	0	0	0
Total need by income	244	307	217	25	793	10	86	140	55	291

**Table 11 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

According to the 2010 census, there were 25,040 persons alone living in Dane County (outside of Madison), representing 24.7% of the households in the County (outside of Madison). Of those living alone, 11,031 were male and 14,009 female. In Dane County (including Madison), 36.9% of the rental housing stock has 0-1 bedroom(s), 42.5% has 2 bedrooms, and 20.7% has 3+ bedrooms (2006-2010 ACS).

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

In 2012 (2012 ACS 1-year estimates) 24,609 persons (9.42% of the population) in Dane County (outside of Madison) identified as having a disability. Blacks/African Americans experienced the highest rate of disability (21.49% with a disability), more than double the rate of Whites/Caucasian (9.02%) and Asians (6.14%).

The Wisconsin Department of Justice's Office of Crime Victim Services compiles an annual Domestic Abuse Incident Report of domestic violence cases referred to district attorneys' offices in Wisconsin. In 2012 Dane County had 2,894 incidents of domestic violence that were referred by law enforcement to the District Attorney's Office for a charging decision. An arrest was made in 80.7% of reported incidents, as compared to a 71% arrest rate state-wide.

In 2013, the Dane County Domestic Abuse Intervention Services (DAIS) served a total of 1,384 individuals in face to face programs. Specifically:

- DAIS served 645 unduplicated adults and children in shelter/hotels.
- Legal Advocates provided services to 493 unduplicated victims.
- The DAIS Crisis Response program (face to face support/advocacy with victims in the community) met with 234 victims.
- Children’s Programming served 235 kids.
- Support group programming served 161 victims.
- The DAIS 24-hour Help Line fielded 8,452 calls from 1,180 unduplicated callers.

The majority of those served by DAIS indicated some sort of need for assistance in accessing affordable housing. According to DAIS, the major challenge remains the lack of adequate transitional and long-term affordable housing, which provides very few viable options for those served. Housing stability is very closely tied to victim safety, and as a result, there is a significant housing gap for victims of domestic abuse.

### **What are the most common housing problems?**

The most common housing problem for Dane County residents is housing affordability. 9,501 households (both renter and owner) report a housing cost burden greater than 50% of their income. An additional 20,471 reported a housing cost burden greater than 30% of their income. Dane County is also experiencing an extremely low rental vacancy rate which has been consistently below 3% since 2012, making it difficult for households to obtain rental units. In addition to housing cost burden, many owners struggle to make necessary major home repairs. While Dane County property sales prices have increased in recent years, the 2013 median price of \$212,000 was still below highest value of \$218,000 reached in 2007 (statistics provided by The South Central Wisconsin MLS). This leaves many owners without the equity necessary to obtain a loan for major home repairs.

### **Are any populations/household types more affected than others by these problems?**

Households earning 0-30% AMI are most likely to be to experience severe housing cost burden both as renters and owners. Households earning 30-50% AMI were most likely to experience a housing cost burden greater than 30% of their income. Small related households and elderly household who own their own housing were most likely to have a cost burden greater than 30% of their income. Renter household classified as "Other" were the most likely to experience cost burden of greater than 30% and 50% of their income.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Dane County homeless service agencies reported serving 1,727 individuals using 920 units of transitional and permanent supportive housing. Some homeless clients enter the continuum of care through transitional housing programs. These are programs that provide a variety of support services; residency is limited to 24 months. Persons appropriate for transitional housing are those who are likely to be able to move to stable housing and be successful without ongoing services. Examples of local transitional housing programs include: 1) Porchlight's Partners in Transitional Opportunities Program, which serves individuals with AODA issues; 2) Tellurian's Start on Success Program, which serves homeless families; and 3) The Road Home/YWCA Second Chance Apartment Program, which serves homeless families.

Permanent supportive housing programs provide services similar to transitional housing programs; however, they impose no limits on length of residence. Persons appropriate for supportive permanent housing are persons likely to need some level of ongoing services in order to maintain stable housing. Many residents have disabilities, such as mental illness. Examples of local permanent supportive housing programs include: 1) Housing Initiatives' Shelter Plus Care Program, serving singles and families with mental illness; 2) Porchlight's Pheasant Ridge Trail Program, serving singles with disabilities; and 3) HUD-VASH housing vouchers for homeless single adults and families who are veterans.

Transitional housing units are intended to provide a stable environment in which an individual or family can get back on their feet, strengthen their independent living skills and prepare to move to permanent housing. The major difference between transitional and permanent supportive housing units is the length of time that the tenant is allowed to occupy. There is a 24-month limit on transitional housing and no time limit for permanent supportive housing. Depending on whether the transitional housing is provided in an agency-owned unit or a subsidized unit in the private market, a household may be able to maintain its housing beyond 24 months if it can afford the rent once the rent subsidy is discontinued.

Permanent supportive housing units are generally appropriate for individuals with a disability who require ongoing rental subsidy. Households without disabilities are also sometimes moved into supportive permanent housing as part of rapid re-housing programs. This has become a more common practice because HUD now prioritizes rapid re-housing for individuals and families, moving them from emergency shelter into permanent housing as quickly as possible.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Receiving an eviction notice is the primary reason households seek prevention services. Of those seeking assistance in 2013, 29% reported earning wages and 33% reported receiving SSI or SSDI payments. Nearly all of those households reported having incomes below 30% of the area median income, less than \$1,400 a month for a single adult and \$2,020 a month for a household of four. Approximately one-quarter of these households had a full-time wage earner and one-quarter had a part-time wage earner. More than half of the adults in households seeking prevention services were unemployed.

## **Discussion**

In addition to the above populations, senior housing issues will continue to grow in the Urban County as the population ages and persons from the Baby Boomer generation retire. According to 2010 ACS 5-year estimates for seniors in Dane County (outside of Madison), there are:

- 2,090 cost-burdened senior renter households with incomes below 50% AMI
- 1,220 severely cost-burdened senior renter households with incomes below 50% AMI
- 2,920 cost-burdened senior owner households with incomes below 80% AMI
- 1,270 severely cost-burdened senior owner households with incomes below 80% AMI

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. For example, if 65 percent of all low income households within a jurisdiction have a housing problem and 75 percent of Asian low income Asian households have a housing problem, then a disproportionately greater need would exist at that income level for the Asian population.

The housing problems defined by HUD in this section include:

- Substandard housing lacking complete plumbing
- Substandard housing lacking kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room
- Households with housing cost burden greater than 30 percent of income

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,419	908	441
White	5,127	844	252
Black / African American	608	20	10
Asian	40	10	135
American Indian, Alaska Native	15	4	0
Pacific Islander	0	0	0
Hispanic	481	19	25

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Additional Information**

Of all of the income levels, households earning 0-30 percent area median income have the highest percentage of households reporting having one or more of four housing problems, with 83% of the households within this income bracket reporting at least one housing problem. As demonstrated in Table 13, a disproportionate need exists for Black/African American households and Hispanic households. Ninety-five percent of Black/African American households earning 0-30 percent area median income reported experiencing at least one or more housing problem. Ninety-two percent of Hispanic households in this income bracket reported experiencing one or more housing problems.

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,733	2,612	0
White	5,845	2,247	0
Black / African American	138	95	0
Asian	45	99	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	496	149	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Additional Information**

Approximately 72% of households earning 30-50 percent area median income reported having one or more of four housing problems. No disproportionate need is found among any of the racial/ethnic categories in this income bracket.

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,187	9,403	0
White	6,530	8,234	0
Black / African American	104	380	0
Asian	108	205	0
American Indian, Alaska Native	4	34	0
Pacific Islander	0	0	0
Hispanic	367	414	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Additional Information

Approximately 43% of households earning 50-80 percent area median income reported having one or more of four housing problems. No disproportionate need is found among any of the racial/ethnic categories in this income bracket.

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,495	8,569	0
White	3,337	8,028	0
Black / African American	50	64	0
Asian	28	39	0
American Indian, Alaska Native	0	20	0
Pacific Islander	4	0	0
Hispanic	68	374	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### **Additional Information**

Approximately 29% of households earning 80-100 percent area median income reported having one or more of four housing problems. As demonstrated in Table 16, a disproportionate need exists for Black/African American households and Asian households. Forty-four percent of Black/African American households earning 80-100 percent area median income reported experiencing one or more housing problems. Forty-two percent of Asian households in this income bracket reported experiencing one or more housing problems.

### **Discussion**

A disproportionately greater need exists for Black/African American households earning 0-30% and 80-100% AMI, for Hispanic households earning 0-30% AMI, and for Asians earning 80-100% AMI.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

As explained in the previous section, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

The severe housing problems defined by HUD in this section include:

- Substandard housing lacking complete plumbing
- Substandard housing lacking kitchen facilities
- Overcrowded households with more than 1.5 persons per room
- Households with housing cost burden greater than 50 percent of income

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,258	2,033	441
White	4,166	1,768	252
Black / African American	528	100	10
Asian	35	20	135
American Indian, Alaska Native	15	4	0
Pacific Islander	0	0	0
Hispanic	381	119	25

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Additional Information

Of all of the income levels, households earning 0-30 percent area median income have the highest percentage of households reporting having one or more of four severe housing problems, with 68

percent of the households within this income bracket reporting at least one housing problem. As demonstrated in Table 17, a disproportionate need exists for Black/African American households and American Indian, Alaska Native households. Eighty-three percent of Black/African American households earning 0-30 percent area median income reported experiencing at least one or more housing problem. Seventy-nine percent of American Indian, Alaska Native households in this income bracket reported experiencing one or more housing problems.

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,274	7,062	0
White	1,995	6,086	0
Black / African American	4	229	0
Asian	10	129	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	210	433	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### Additional Information

Approximately 24% of households earning 30-50 percent area median income reported having one or more of four severe housing problems. No disproportionate need is found among any of the racial/ethnic categories in this income bracket.

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,754	14,833	0
White	1,419	13,363	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	70	414	0
Asian	88	229	0
American Indian, Alaska Native	0	38	0
Pacific Islander	0	0	0
Hispanic	174	607	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### **Additional Information**

Approximately 11% of households earning 50-80 percent area median income reported having one or more of four severe housing problems. As demonstrated in Table 19, a disproportionate need exists for Asian households and Hispanic households. Twenty-eight percent of Asian households earning 50-80 percent area median income reported experiencing one or more severe housing problems. Twenty-two percent of Hispanic households in this income bracket reported experiencing one or more severe housing problems.

### **80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	648	11,398	0
White	618	10,741	0
Black / African American	0	114	0
Asian	4	67	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	4	0
Hispanic	29	413	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### **Additional Information**

Approximately 5% of households earning 80-100 percent area median income reported having one or more of four severe housing problems. No disproportionate need is found among any of the racial/ethnic categories in this income bracket.

### **Discussion**

Similar characteristics exist between racial/ethnic groups experiencing housing problems as illustrated in section NA-15 and those experiencing severe housing problems as discussed above. The following is a summary of the disproportionately greater needs of severe housing problems for each AMI group:

- **0-30%:** Black/ African American households and American Indian, Alaska Native households
- **30-50%:** None
- **50-80%:** Asian and Hispanic households
- **80-100%:** None

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section of the plan will review disproportionate greater need of for housing cost burdens.

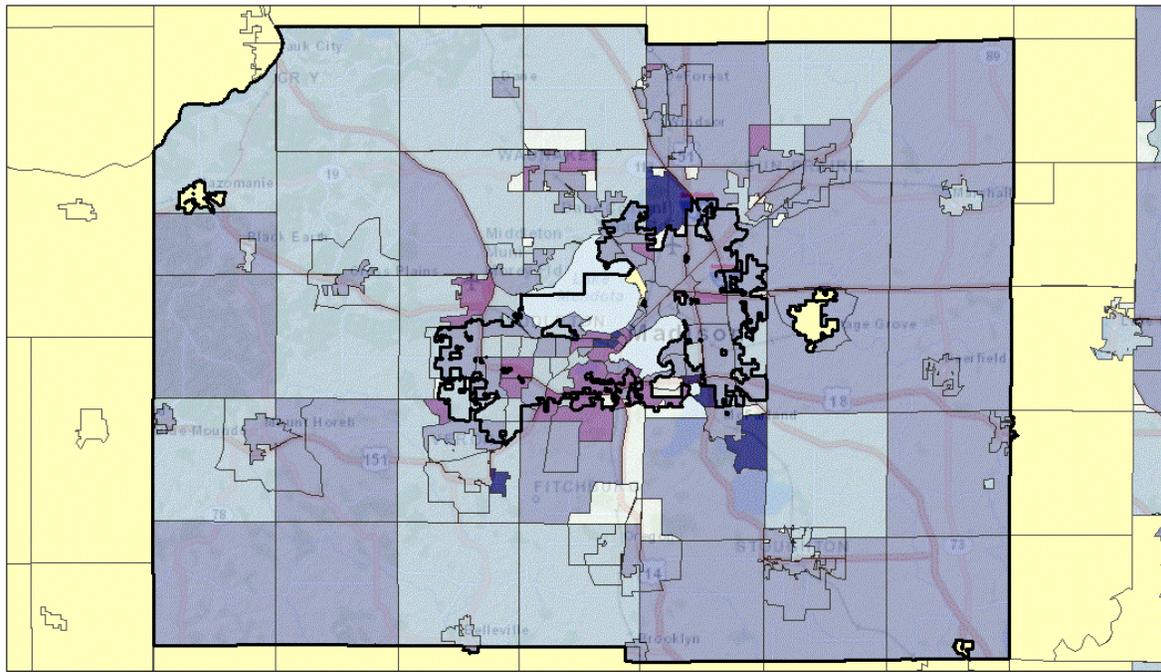
### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	64,758	18,985	9,218	445
White	60,550	17,091	7,914	252
Black / African American	1,031	322	587	10
Asian	1,094	200	104	135
American Indian, Alaska Native	127	8	15	0
Pacific Islander	0	4	0	0
Hispanic	1,477	917	464	29

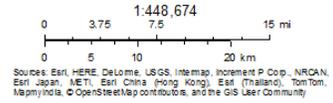
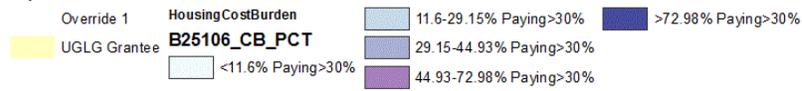
**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Dane County, WI - Housing Cost Burden HAMFI

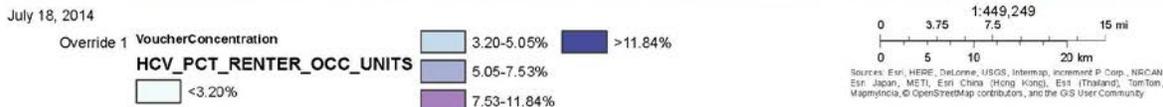
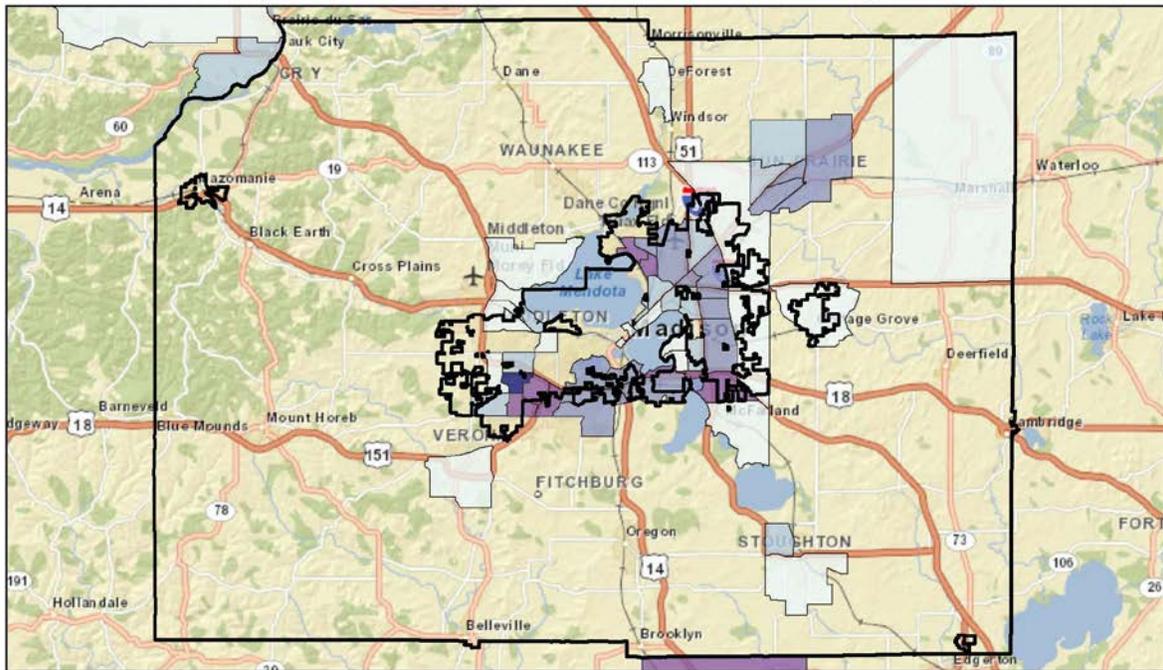


July 18, 2014



### Dane County, WI - Housing Cost Burden HAMFI

### Dane County Voucher Concentration - Voucher Concentration by Census Tract



### Dane County Voucher Concentration by Census Tract

#### Discussion:

Table 21 indicates that large number of the Dane County Urban County Consortium households that are cost burdened in their current housing situation: 20 percent of households report a housing cost burden of 30-50 percent of their income, and an additional 10 percent of households report a housing cost burden greater than 50 percent of their income. Pacific Islander households have a disproportionate greater housing cost burden (30-50 percent of income) with 100 percent of 4 households reporting a housing cost burden in this category. Hispanic households also have a disproportionate greater housing cost burden with 32 percent of household reporting a cost burden in this category. Black/African American households have disproportionate need in the severe housing cost burden category with 30 percent of households reporting a housing cost burden greater than 50 percent of income.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As indicated previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to the household as a whole. As detailed below these include Black/African American; Hispanic; Asian; American Indian, Alaska Native; and Pacific Islander racial or ethnic groups.

The Black/African American racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30 percent area median income category (95 percent versus 83 percent of the jurisdiction as a whole)
- Housing problems in the 80-100 percent area median income category (44 percent versus 29 percent of the jurisdiction as whole)
- Severe housing problems in the 0-30 percent area median income category (83 percent versus 68 percent of the jurisdiction as whole)
- Severe cost burden (30 percent versus 10 percent of the jurisdiction as whole)

The Hispanic racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30 percent area median income category (92 percent versus 83 percent of the jurisdiction as a whole)
- Severe housing problems in the 50-80 percent area median income category (22 percent versus 11 percent of the jurisdiction as a whole)
- Cost burden (32 percent versus 20 percent of the jurisdiction as whole)

The Asian racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 80-100 percent area median income category (42 percent versus 29 percent of the jurisdiction as whole)
- Severe housing problems in the 50-80 percent area median income category (28 percent versus 11 percent of jurisdiction as whole)

The American Indian, Alaska Native racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Severe housing problems in the 0-30 percent area median income category (79 percent versus 68 percent of the jurisdiction as a whole)

The Pacific Islander racial or ethnic group experiences a disproportionately greater need in terms of the following:

- Cost burden (100 percent versus 20 percent of the jurisdiction as a whole)

**If they have needs not identified above, what are those needs?**

All relevant needs have been identified.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The majority of areas in the County with high compositions of non-white racial/ethnic groups are located in the surrounding communities just outside of the City of Madison. According to HUD-CHAS information tabulated from 2010 5-year ACS estimates, the top three communities with the highest percentage of Black/African American persons are the Town of Madison (17.7%), City of Fitchburg (7.9%), and City of Madison (7.4%). The intersection of these three communities is an area bounded by the Neighborhood Revitalization Strategy Area (NRSA). The top three communities with the highest percentage of Hispanic persons are the Town of Madison (26.7%), City of Fitchburg (13.9%), and Village of Dane (11.3%).

## NA-35 Public Housing – 91.205(b)

### Introduction

The Dane County Housing Authority (DCHA) was created in 1972 by the Dane County Board of Supervisors to address the affordable housing needs of low-income families in Dane County (outside the City of Madison). The oversight and governance of DCHA is the responsibility of a five-member citizen commission appointed by the Dane County Executive.

The Dane County Housing Authority owns 130 units of housing throughout Dane County. 86 of those units are funded by the Department of Housing and Urban Development through its Low Rent Public Housing Program and HUD Project Based Section 8 Rental Assistance fund 16 elderly units. The remaining 28 units are market rate with preference given to Section 8 Housing Choice Voucher participants. The DCHA administers the Section 8 Housing Choice Voucher Program and has an allocation of 1,211 vouchers. Current HUD funding levels allow the DCHA to provide financial assistance to approximately 1,067 low-income households throughout Dane County (outside the City of Madison). Since 1996 Dane County Housing Authority has contracted the management and maintenance of their units to a management company. Currently Wisconsin Management is managing the units.

The DeForest Housing Authority operates 36 units of public housing including 32 one-bedroom units for Seniors and persons with disabilities and 4 two-bedroom duplexes for families.

The City of Stoughton owns 92 units of public housing for seniors. The properties are managed by Broihahn Management & Consulting, Inc.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	115	1,067	13	1,004	0	50	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

Dane County PHA

Data Source Comments:

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	10	0	9	0	1
# of Elderly Program Participants (>62)	0	0	35	180	0	178	1	0
# of Disabled Families	0	0	36	368	3	354	1	7
# of Families requesting accessibility features	0	0	115	1,042	7	988	4	34
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	85	511	2	477	2	21	0
Black/African American	0	0	29	520	5	502	2	11	0
Asian	0	0	0	7	0	6	0	1	0
American Indian/Alaska Native	0	0	1	4	0	3	0	1	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	6	30	0	27	0	3	0
Not Hispanic	0	0	109	1,012	7	961	4	31	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Per the request of residents, two accessibility ramps were constructed in the City of Sun Prairie public housing units. Additionally, one roll-in shower was installed to accommodate an elderly resident residing in the Valley View Apartments, and a second is in the process of being completed in the same development. There have been no other requests from residents of the DCHA public housing units. The DCHA has received few accessibility requests from those on the wait list.

The 32 one-bedroom units for seniors and persons with disabilities operated by the DeForest Housing Authority are accessible, meaning a single story with no steps. There are four (4) units that are handicapped accessible with roll-in showers, accessible appliances, and lowered countertops. The DeForest Housing Authority indicated that all of the needs of the residents of their public housing units are being met, although there is a strong need for additional family units in the area.

## **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The DCHA reports a waiting list of 100 applicants for public housing (all units), 6 applicants for the Valley View Apartments in Cross Plains (HUD Section 515 funded units), and approximately 150 applicants for the Section 8 Housing Choice Voucher (HCV) Program. This is a decrease from 2009, which saw 668 applicants on the waitlist for public housing and 2,000 for the Section 8 HCV Program. The waiting list has been closed since 2007, and the DCHA has been purging the list to insure it contains only current families in need. They continue to receive daily calls, emails and visits from people in need of affordable housing.

In order to serve the neediest in the community, DCHA gives preference to elderly/disabled individuals & families and families with children who have a rent burden (paying 50% or more of gross income for rent and utilities), live in substandard housing (which includes homelessness) and have been displaced according to HUD's definition (this would also include victims of domestic violence). At least 40% of Public Housing residents are at or below 30% of the area medium income limit and 75% of new admitted families to the Section 8 program are at or below 30% of the area median income. The vast majority of those on the Section 8 HVC Program waitlist are single non-preference individuals. The DCHA anticipates re-opening the waitlist in late 2014 or early 2015.

## **How do these needs compare to the housing needs of the population at large**

During the early 2000's the largest increase of new construction in Dane County was for single-family housing with a slight upswing in multi-family housing (market rate) causing the development of affordable housing to deeply decline. In addition, the foreclosure crisis has pushed traditional homeowners into the rental market causing a steep decline in vacancy. Data collected by utility providers estimate the vacancy rate in Dane County (outside of the City of Madison) at 3.46%, the lowest it has been since such estimates have been made.

According to the DCHA 2014 Annual Report, 29% of households in Dane County (outside the City of Madison) are paying greater than 30% of their gross income on rent. There are 26,323 renter-occupied units in Dane County (outside the City of Madison), which results in 7,634 renters in need of affordable housing. The DCHA will make continued efforts to maximize voucher utilization and re-open the wait list to new applicants as soon as possible.

## **Discussion**

The Admissions and Continued Occupancy Policy (ACOP) for the DCHA Public Housing Program is the DCHA's written statement of policies used to carry out the housing program in accordance with federal law and regulations and HUD requirements. The ACOP is required by HUD and must be available for public review [CFR 24 Part 903]. The ACOP also contains policies that support the objectives contained in the DCHA's Agency Plan. The ACOP can be accessed through the DCHA website at <http://www.dcha.net/docs/aco.pdf>.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Homeless Services Consortium functions as the local Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development (HUD) as the local planning and decision-making body on programs funded with HUD's homeless assistance programs.

In March, 2005 the City of Madison, Dane County, and the United Way of Dane County held a symposium titled, "Housing For All Community Conversation." The ideas generated during this symposium were combined with other ideas developed through other Homeless Services Consortium planning efforts resulting in the development of A Community Plan to Prevent and End Homelessness in Dane County issued in April, 2006. This 10-year plan outlines three goals:

- Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing.
- Provide a short-term safety net with the ability to help homeless households move to stable housing as quickly as possible.
- Provide an adequate inventory of affordable housing units for low-income households by creating new units or making existing units affordable.

The Plan which was updated in June 2011 may be found on the City of Madison web site at:  
[http://www.cityofmadison.com/cdbg/docs/community\\_plan\\_to\\_end\\_homelessness\\_final.pdf](http://www.cityofmadison.com/cdbg/docs/community_plan_to_end_homelessness_final.pdf)

Sue Wallinger with the City of Madison CDBG Office compiles an annual report with data collected from agencies that use the Wisconsin ServicePoint (WISP) homeless management information system. While efforts are made to produce reports of unduplicated counts between and amongst agencies, it is still possible that some duplication occurs. The full 2012 report may be found at: <http://www.cityofmadison.com/cdbg/documents/2012AnnualReportFinalwebsite.pdf>.

Please Note: The Homeless Services Consortium is a comprehensive approach to preventing and ending homelessness in all of Dane County (including the City of Madison), and data from WISP cannot be divided geographically. Therefore, the homeless prevention elements of the Dane County Consolidated Plan reflect the needs of the entire County (including the City of Madison).

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	358	9	1,436	0	0	0
Persons in Households with Only Children	0	3	0	0	0	0
Persons in Households with Only Adults	373	87	1,911	0	0	0
Chronically Homeless Individuals	91	55	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	57	3	0	0	0	0
Unaccompanied Child	0	3	31	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:**

Continuum of Care

**Data Source Comments:**

January 2013 PIT data

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Prior to seeking shelter in 2012, 35% of single men, 10% of single women and 11% of families reported sleeping on the street or in a vehicle; 476 single men, 54 single women and 47 households with children reported sleeping on the street or in a vehicle prior to coming to shelter. The 47 families who slept in uninhabitable places was an increase from 2011 when 41 families were reported. The number of single men who slept in uninhabitable places (476) increased from 397 men in 2011, the highest reported number since data started being collected in 2000. The number of single women (54) who slept in uninhabitable places also increased from 33 women in 2011.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

In 2012, there were 445 families (1,436 individuals) served by Dane County shelters and through vouchers for motels. The Salvation Army, Domestic Abuse Intervention Services (DAIS) and YWCA provided on-site beds in their shelters; The Salvation Army and DAIS distributed vouchers to pay for local motel rooms; The Road Home served families in beds at its network of Dane County faith congregations.

In 2012, there were 881 children from 445 families who stayed at least one night in an area shelter. This is an increase in the total number of children and an increase in families that were served. Homeless children make up 26% of the homeless population in Dane County. In 1989, the number of homeless children was reported as 1,133. The number of children increased until it reached a high of 2,873 in 1996. Since 2000, the number of children in shelter has fluctuated between 803 to 1,242. There were no known policy changes that would have created such a wide variation

Of the total households served seven percent (7%), 174 households, indicated that they were veterans (1% of families, 1% of single women and 11% of single men). This is an increase from 2011 when 5% (167 households) had at least one person with a veteran’s status.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Eighty percent (80%) of people in shelter described themselves as non-white; African Americans made up the largest group. Seventy-nine percent (79%) of families, 49% of single women, 48% of single men and 68% of unaccompanied youth identified themselves as non-white.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2013 Point in Time (PIT) Survey Summary compares annual surveys conducted in January of each year. The number of total sheltered and unsheltered homeless persons has increased each January since 2010. The total sheltered individuals rose in 2013 to 732 individuals from 499 individuals in 2010, while the total homeless (sheltered & unsheltered) rose from 566 in 2010 to 831 in 2013.

2012 PIT Comparison to Communities of Similar Size and Climate (summary):

- Omaha/Council Bluffs has most sheltered and fewest unsheltered;
- Ann Arbor/Washtenaw County has fewest reported homeless individuals;
- Rockford, with lowest population, has highest number of unsheltered individuals; and
- Madison falls somewhere in the middle; significantly fewer sheltered and unsheltered homeless than St. Paul/Ramsey County even though Madison population is smaller by only 20,567 people.

Rockford/Winnebago, Boone Counties IL (349,430 pop.): 525 sheltered, 202 unsheltered, 727 total homeless, 129 chronically homeless (sheltered & unsheltered).

Toledo/Lucas County, OH (441,815 pop.): 840 sheltered, 137 unsheltered, 977 total homeless, 136 chronically homeless.

Omaha, NE/Council Bluffs, IA (471,188 pop.): 1,508 sheltered, 22 unsheltered, 1,530 total homeless, 191 chronically homeless.

Ann Arbor/Washtenaw County, MI (458,725 pop.): 338 sheltered, 43 unsheltered, 381 total homeless, 57 chronically homeless.

**Madison/Dane County, WI (488,073 pop.): 659 sheltered, 77 unsheltered, 736 total homeless, 95 chronically homeless.**

St Paul/Ramsey County, MN (508,640 pop.): 1,107 sheltered, 111 unsheltered, 1,218 total homeless, 296 chronically homeless.

Lincoln/Lancaster County, NE (543,786 pop.): 856 sheltered, 125 unsheltered, 981 total homeless, 133 chronically homeless.

### **Discussion:**

The City of Madison and Dane County conducted a survey in November 2013 to gain input from residents about how to spend the CDBG and HOME funds each jurisdiction will receive over the next five years (2015-2019). 36 questions in the survey were broken down into four topic areas: Affordable Housing, Economic/Business Development, Neighborhoods, and Access to Resources. Respondents

were asked to rank each question using a one (1) through seven (7) scale to indicate the level of importance for funding, from one (1) being Lowest Importance to seven (7) of Highest Importance.

The scores of each question were averaged and the questions were ranked based on the percentage of respondents that ranked the question as "High Importance." At least 4 of the questions related directly to services for the homeless, and all 4 scored in the top ten based on the level of importance for funding. The questions and rank, along with average score and percentage of respondents who that ranked the question as "High Priority" (in parenthesis), were:

3. Provide financial assistance and services to help homeless people in shelter find housing and work (5.62 average score, 63.6% High Priority)
4. Increase supply of permanent housing for chronically homeless individuals (5.46, 60.3%)
7. Offer financial assistance to prevent homelessness (5.39, 56.0%)
9. Support transportation needs of homeless individuals (5.18, 52.5%)

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Housing and service needs exist in Dane County for non-homeless special needs populations including elderly/seniors, youth aging out of the foster care system, persons with disabilities (mental, physical, developmental), and persons with alcohol and other substance use disorders.

The Census Bureau collects data on disability primarily through the American Community Survey (ACS) and the Survey of Income and Program Participation (SIPP). Current ACS questionnaires cover six disability types:

- Hearing difficulty deaf or having serious difficulty hearing
- Vision difficulty blind or having serious difficulty seeing, even when wearing glasses
- Cognitive difficulty Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- Ambulatory difficulty Having serious difficulty walking or climbing stairs
- Self-care difficulty Having difficulty bathing or dressing
- Independent living difficulty Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping

### **Describe the characteristics of special needs populations in your community:**

In 2012 (2012 ACS 1-year estimates) 24,609 persons (9.42% of the population) in Dane County (outside of Madison) identified as having a disability. Blacks/African Americans experienced the highest rate of disability (21.49% with a disability), more than double the rate of Whites/Caucasian (9.02%) and Asians (6.14%).

The Wisconsin Department of Health Services maintains data on Community Options Program (COP)-Waiver funding that identifies the characteristics of persons who have been screened for financial and functional eligibility for COP/Waiver funding and who are on waiting lists for services that will allow them to live in the community. Examples of such services include housing assistance, payment for alternative housing (adult family homes, community-based rental residential facilities (CBRF), come-in or live-in supports, etc.), personal care, home chore, respite, adult or child day care, communication aids, home modifications, specialized transportation, meals. The highest number of persons on the wait list are characterized as having a development disability (260 persons), followed by elderly (152), physically disabled (84), mentally ill (40), AODA (4), and other (2).

The Domestic Abuse Intervention Services (DAIS) provides a range of services for battered women and their families. Individuals and families receive services, including financial management, household budgeting, finding quality childcare, nutrition, job and housing search skills and other topics related to daily life. In 2013, DAIS served a total of 1,384 individuals in face to face programs. Specifically,

- DAIS served 645 unduplicated adults and children in shelter/hotels.
- Legal Advocates provided services to 493 unduplicated victims.
- The DAIS Crisis Response program (face to face support/advocacy with victims in the community) met with 234 victims.
- Children’s Programming served 235 kids.
- Support group programming served 161 victims.
- The DAIS 24-hour Help Line fielded 8,452 calls from 1,180 unduplicated callers.

According to the Dane County Sheriff's Office there were 13,180 releases (9,191 unique persons) from Dane County Jail in 2012, 34.9% of whom stayed less than 24 hours.

- 78.9% male
- 35.0% aged 25 or under, 29.3% 26-35, 23.6% 36-50
- 60.7% White, 37.2% Black, 2.1% other

In addition to the above populations, there are 25-30 youth who are aging out of and exiting substitute care (foster homes, group homes, etc.) each year for the past 3 years and who are likely to experience unstable housing or homelessness as they transition into adulthood. In the DCDHS application for the Supervised Independent Living Pilot Project, dated 4.17.2014, the barriers for these youth include: lack of work experience, no credit history, lack of a permanent address, lack of skills to properly navigate the health care system, lack of affordable housing, and the competitive rental market. As stated in the application, “In the meantime, youth turn to homeless shelters or ‘couch surf’ looking for places to stay, all too often ending up in staying with people who they do not know well and can place them at risk of harm including human trafficking – a tragic but growing phenomena in our county.” (p.2.). This has led to DCDHS being awarded a two-year planning grant for the PATHS Pilot Project.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

**Housing and Supportive Service Needs:**

The general housing and supportive service needs of special needs populations include decent, affordable, accessible housing in safe neighborhoods on a bus route, and that is close to family/friends. Persons also need assistance with moving expenses, security deposits and the often requisite 3 months advance rent. Persons with hoarding behaviors may need assistance to reduce the hoard to a level tolerable to the landlord and building inspection/fire marshal. Persons with long-standing poor rental histories may need assistance with establishing a decent rental history, finding tolerant landlords, and money management. Sober living communities, such as the Jesse Crawford Recovery Center, are needed by persons with alcohol and other substance use disorders.

Persons with physical and/or developmental disabilities may need supportive housing services including assistance with personal care (bathing, dressing, etc.) and home chore services (laundry, housekeeping, etc.).

The Area Agency on Aging (AAA) *2013-2015 Area Plan for Older People* identifies the needs for seniors as insufficient affordable rental options, inappropriate rental and rental renewal policies, assistance with moving costs, and other concerns (p. 38-39). The Plan may be found at: [http://pdf.countyofdane.com/humanservices/aging/2013-2015\\_area\\_plan\\_final\\_approved.pdf](http://pdf.countyofdane.com/humanservices/aging/2013-2015_area_plan_final_approved.pdf).

Housing needs for youth aging out of the foster care system are similar as they face the barriers of: lack of work experience, no credit history, lack of a permanent address, lack of skills to properly navigate the health care system, lack of affordable housing, and the competitive rental market.

### **How are These Needs Determined:**

Housing and supportive service needs of special needs populations in Dane County are identified through anecdotal information, consumers and their advocates, and data.

The Area Agency on Aging (AAA) of Dane County is the designated County Aging Unit. The Aging Unit is appointed to act as a planning and policy development body for programs for older adults in the county that are funded by the federal Older Americans Act and state supplemental funding. In preparation for the *2013-2015 Area Plan for Older People*, AAA conducted a series of listening sessions throughout Dane County with older adults and service providers followed by two public hearings.

The Aging & Disability Resource Center (ADRC) of Dane County provides information about resources and support on all aspects of life related to aging or living with a disability and is a one-stop shop for older adults, people with disabilities and their families. Statistics are kept on the number of contacts/inquiries, the top needs, and the unmet needs of special needs persons living in Dane County (including Madison). In June 2014 the top 5 categories discussed with consumers at ARDC were 1. Public Benefits 2. Housing 3. In-home services 4. Community I&R 5. Unmet Needs. In 2014, the top unmet need by a large margin was Housing Subsidized with 218 contacts through June. The second highest unmet need was Transportation with 68 contacts.

Persons who are interested in receiving publicly-funded benefits through the Community Options Program (COP) and Medicaid Waiver programs are screened first for income eligibility and then for functional eligibility. There are functional screens for adults, children, and mental health/AODA populations. These examine the individuals' functional status, health and need for supportive services, i.e., with activities of daily living, such as bathing, dressing, meal preparation, medication management, etc. Information on the functional screens and the actual screens may be found at: <http://www.dhs.wisconsin.gov/LTCare/FunctionalScreen/>.

## **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Wisconsin Department of Health Services (DHS) oversees the Wisconsin HIV/AIDS program and maintains a database of reported cases of HIV/AIDS infections by County. In 2013, there were 30 new diagnoses of HIV/AIDS in Dane County (including Madison), which is a rate of 6.0 cases per 100,000 people. In 2008-2012, Dane County averaged a diagnoses rate of 29.8 cases/year, with an average annual rate of 6.1 per 100,000 persons. Since 1983 there have been 1,237 cases of HIV/AIDS reported in Dane County, and the current prevalence is 828, or 166.9 cases per 100,000 people.

The case rate per 100,000 population in Dane County is higher than the Statewide average. In Wisconsin in 2013 the case rate was 4.5, from 2008-2012 the average case rate was 4.4, and the current prevalence rate of those presumed to be living with HIV/AIDS in Wisconsin is 188.3.

DHS data reveals that Whites have the highest number of infections per year reported, while African Americans experience the highest percentage of infections. Of the 30 persons reporting cases of infection in 2013, 16 were White (4.0 rate), 9 African American (35.7 rate), 2 Hispanic (6.6 rate), 2 Asian/Pacific Islander (8.1 rate), and 1 multi-racial (10.0 rate). Of the 828 currently infected persons in Dane County, 505 are White (124.9 rate), 229 African American (908.1 rate), 72 Hispanic (238.0 rate), 14 Asian/ Pacific Islander (56.6 rate), 1 American Indian (68.7 rate), and 7 multi-racial (69.9 rate).

Historically, those between the ages of 25-29 are most at-risk of HIV/AIDS, accounting for 21.7% of new cases since data was recorded in 1983. Persons between the ages of 25-39 accounted for 58.4% of all new cases.

### **Discussion:**

DAIS identified four critical needs of those served by DAIS programs:

1. Support to decrease isolation: Listening, safety planning, resource referrals.
2. Emergency housing: DAIS continues to see a demand that far exceeds their capacity. The waiting list shot from 728 nights in 2010 to 13,229 in 2013. As a result of the demands for services for victims of domestic violence compiled with the lack of availability at homeless services providers, victims too often end up finding themselves looking for safe places to sleep outside or in their cars.
3. Safe and stable low income transitional or long term housing: DAIS indicated that it is not uncommon for victims to be unable to find stable housing after their shelter stay. Due to remaining safety concerns from the domestic violence as well as a lack of appropriate transitional and long term housing options, many victims continue to be in imminent danger and then need to return to the DAIS emergency shelter.
4. Legal advocacy: Includes assistance with restraining orders, divorce filings and other family court issues, and criminal court information.

In 2014, Dane County created a Re-entry Coordinator position within the Department of Human Services to better connect individuals transitioning from the criminal justice system back into the community with services to help them succeed in the community. Corrective Care Solutions provides 24-hour care, including discharge planning and medications, to inmates leaving the facility. Affordable housing and employment are the two greatest needs for released inmates, although this population typically needs training and support services in a variety of areas including AODA and fatherhood/ relationship building skills.

Dane County continues to operate Medicaid Waiver Programs and the Community Options Programs (COP) for older adults and adults with disabilities. These programs provide long-term care services for eligible adults and are often referred to as the legacy waiver programs. Statewide, these programs are transitioning to a managed long-term care program called Family Care. Though staff and policymakers in Dane County have reviewed the Family Care program and participated in a planning process funded by a grant from the State of Wisconsin in 2006, plans for implementation of Family Care in Dane County have not progressed.

The State's Legislative Audit Bureau completed a report on the Family Care program in the spring of 2011. The report identified some program and budget concerns though it did not address issues of cost effectiveness nor long term fiscal sustainability. The State of Wisconsin Department of Health Services capped enrollment to the existing Family Care program and its related programs (Family Care Partnership, Family Care PACE and the waiver program IRIS: Include Respect I Self-Direct) effective July 1, 2011 in order to complete a more comprehensive review of the program. Family Care expansion to other counties was stopped as well. Dane County will continue to monitor this process.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Access to and improvement of health care centers and youth centers is a growing need in Dane County.

### **How were these needs determined?**

In the Dane County 2013 Community Survey, funding for health care centers and youth centers were indicated as high priorities for funding by 40% and 37% of the survey respondents, respectively.

In the Dane County municipality survey conducted in 2013-2014, participants were asked to review a list of 19 possible issues and challenges their municipality may be facing, and identify/ rank (1=highest priority, 7=lowest priority) the top seven priorities for their municipality. Out of 14 completed surveys returned, "accessibility improvements (ADA compliance) to public facilities" tied for the second most high priority votes with (2), and received 6 total votes for any priority level. "Construction or rehab (senior centers, youth centers, tornado shelters, food pantries)" received (7) total votes for any priority level.

### **Describe the jurisdiction's need for Public Improvements:**

Clean-up of contaminated sites, improved street lighting, acquisition/ demolition of blighted buildings, and downtown revitalization (facade improvements) have been identified as priority public improvement areas in Dane County.

### **How were these needs determined?**

In the Dane County 2013 Community Survey, in the area of infrastructure, survey respondents were asked to indicate the priority they would give to each of the 14 items. Of the public improvements items listed in this section, clean-up of contaminated sites and improved street lighting fell in the top half of the list of respondents indicated high priority items. Clean-up of contaminated sites presented a mixed bag of responses. On the one hand, 40% of survey respondents indicated this was a high priorities for spending. On the other hand, this nearly received the largest number of respondents (11%) indicating there was no need for funding. Improved street lighting ranked sixth on the list with 34% (63) respondents indicating high priority.

In the Dane County municipality survey conducted in 2013-2014, participants were asked to review a list of 19 possible issues and challenges their municipality may be facing, and identify/ rank (1=highest priority, 7=lowest priority) the top seven priorities for their municipality. Out of 14 completed surveys returned, "downtown revitalization (facade improvements)" received the most number of high priority votes (5), followed by "acquisition and demolition of blighted properties" (2). "Acquisition and demolition of blighted properties" tied for the most number of total votes from any priority level with (9).

## **Describe the jurisdiction's need for Public Services:**

Transportation-related public services, especially those that further the work of the CDBG and HOME programs, will continue to be a priority in Dane County.

## **How were these needs determined?**

Transportation services are crucial for employment, medical care, and for assuring choice in housing options. The City of Madison continues to provide employment for a large share of the residents of Dane County. According to the 2012 ACS 5-year estimate data, 25.9% or 34,294 people who worked in the City of Madison lived outside their community of employment. While 74.1% of City of Madison residents worked in the City of Madison, only 43.9% of the residents in all of Dane County work in their place of residence. The following summarize various transportation services available to residents in the Urban County Consortium.

Madison Metro provides regularly scheduled fixed-route transit service and demand-responsive paratransit services for persons with disabilities within the City of Madison, Town of Madison, City of Middleton, and a portion of the City of Fitchburg. Commuter only service is provided to the City of Verona and paratransit service only is provided in the Village of Shorewood Hills.

Other public transit and specialized transportation services are provided by local communities. The City of Monona contracts with a private provider to operate a weekday commuter route to downtown Madison and the UW campus. The city also contracts for the provision of flexible route services designed for the elderly and persons with a disability. The Cities of Sun Prairie and Stoughton and the Village of Marshall contract with private providers for shared-ride taxi service. Portage Transit operates a commuter shuttle service with one weekday trip between downtown Portage and Metro's North Transfer Point where riders can transfer to Metro service.

The YW Transit Program provides employment related transportation to low-income persons for trips not served by Metro Transit such as night-time rides for potential victims of sexual assault. Community assistance day-time rides are also provided to persons with no viable options due to poverty, disability, or language barriers.

The North\Eastside Coalition provides a transportation service to African American and Latino senior adults, who live outside the City of Madison, with opportunities to access information and support on issues concerning their health on a monthly basis along with making connections with their peers to help reduce feelings of isolation and become more integrated into the larger community.

The Retired Senior Volunteer Driver Escort Program (RSVP) provides individual, and in a few cases, small group rides for the elderly when other options are not available.

The Dane County Department of Human Services (DCDHS) provides individual and group transportation services which enable persons with disabilities and seniors to access their communities and needed services. Transportation assistance may also be provided for low-income families or persons with unusual medical transportation expenses. To see a full list of transportation assistance programs available through the DCDHS, visit the Transportation page of the Human Services website at <https://danecountyhumanservices.org/Transportation/>.

While an array of transportation services are available, transportation continues to be a growing concern in Dane County, particularly for low-income residents, seniors, and persons with disabilities. In the Dane County 2013 Community Survey, 44% (81) respondents indicated that money should be spent on transportation between their community and other communities in Dane County. This put this item in the top ten high priority items for spending overall. Transportation, such as public transportation within their community, was also high on the list of priorities in the category of infrastructure with 38% (69) of the respondents indicating that money should be spent on this.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which Dane County must administer its programs over the course of the Consolidated Plan. This section of the Plan is based on HUD regulations and covers topics including general characteristics of the housing market, lead-based paint hazards, public and assisted housing, facilities and services for homeless persons, special needs facilities and services, and barriers to affordable housing. In conjunction with the Needs Assessment section of this Plan and other public input received, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

Most of the data tables in this section are populated with a default data set based on the most recent data available from HUD. Additional data has been obtained from various sources, including more current American Community Survey estimates and data collected from agencies that use the Wisconsin ServicePoint (WISP) homeless management information system.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to the 2000 Census, Dane County (outside of Madison) had 88,045 housing units. By the 2010 Census, the total number of housing units had increased by 21.7% to 107,179 units. Of the 17,552 new housing units added from 2000 to 2010, 10,611 (60.5%) were single-family detached units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	65,830	63%
1-unit, attached structure	9,389	9%
2-4 units	8,069	8%
5-19 units	10,433	10%
20 or more units	9,443	9%
Mobile Home, boat, RV, van, etc	1,226	1%
<b>Total</b>	<b>104,390</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	34	0%	922	3%
1 bedroom	1,009	1%	8,149	29%
2 bedrooms	10,181	15%	12,348	43%
3 or more bedrooms	57,782	84%	7,070	25%
<b>Total</b>	<b>69,006</b>	<b>100%</b>	<b>28,489</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

### Additional Information

As shown in Table 28, a total of 97,495 occupied units are present in the Dane County Urban County Consortium. The majority of the units are owner occupied, with owner-occupied units making up 70 percent of the units, and renter-occupied units making up the remaining 29 percent. The majority, 84 percent, of owner-occupied units have 3 or more bedrooms. More range is seen in the renter-occupied housing: 2 bedrooms are most common at 43 percent of units, and 1 and 3 or bedrooms fairly evenly split at 29 percent and 25 percent respectively.

Federally Assisted Housing Dane County	Units	Primary Resident	Tax Credit/ Section 8/ Sec 202/801 Public Hsg
Angell Park Senior Apartments <i>Gerrard Corporation, 426 Park Street, Sun Prairie</i>	102	Elderly	Tax Credit
Applewood View Apartments <i>Wisconsin Management Co. Inc. 2704 Military Rd, Cross Plains</i>	15	Elderly	Tax Credit
Belleville Senior Housing Ltd <i>Opus Management, 50 Heritage Lane, Belleville</i>	20	Elderly	Tax Credit
Birchwood Court <i>Verona Living, 6830 Hwy 18-151, Verona</i>	163	Families	Tax Credit
Broadhead St Redevelopment Project <i>Historic Properties Management, 25-41 Broadhead St, Mazomanie</i>	16	Family	Tax Credit
Cannery Row Senior Apartments <i>Wisconsin Management Co Inc 301 East Third St, Waunakee</i>	49	Elderly	Tax Credit
Carrington I <i>The Carrington Group Inc. 206 N. Main St, De Forest</i>	20	Elderly	Tax Credit
Carrington II <i>The Carrington Group Inc, 1221 E Main St, Stoughton</i>	28	Elderly	Tax Credit
Cascade Falls Apartments <i>Paszko &amp; Co. 1215-1228 Jackson Street, Stoughton</i>	54	Family	Tax Credit
Chapel Valley Apartment Homes <i>Fleming Development, 5771 Chapel Valley Rd, Fitchburg</i>	54	Elderly	Tax Credit
Colonial View Apartments <i>Colonial View, 601 Thomas Dr, Sun Prairie</i>	94	Elderly	S8
The Cottages <i>Oakbrook Corporation, 5157-5193, 5201-5239, 5101-5123, &amp; 5125-5155 Taylor Rd, &amp; 5802-5816 Spartan Dr, McFarland</i>	72 28	Family Elderly	Tax Credit
Country View Apartments <i>Oakbrook Corporation, 607 Reeve Dr, Waunakee</i>	41	Elderly	Tax Credit
Dane County Housing Authority <i>DCHA Scattered sites Cross Plains, Mazomanie, Monona, Stoughton, Sun Prairie</i>	41 62	Elderly Family	PH
Debra Beebe Apartment <i>Goodwill Industries of S Central WI 2100 Apache Dr., Fitchburg</i>	6	Special Needs	811
DeForest Elderly Housing <i>DEHO Corp. 830 Southbound Dr, DeForest</i>	20	Elderly	202
Elven Sted <i>Moivin Out 631 8<sup>th</sup> Street, Stoughton</i>	32	Family Special Needs	Tax Credit
Essex Apartment Homes <i>Broihaun Management &amp; Consulting</i>	36	Elderly	Tax Credit

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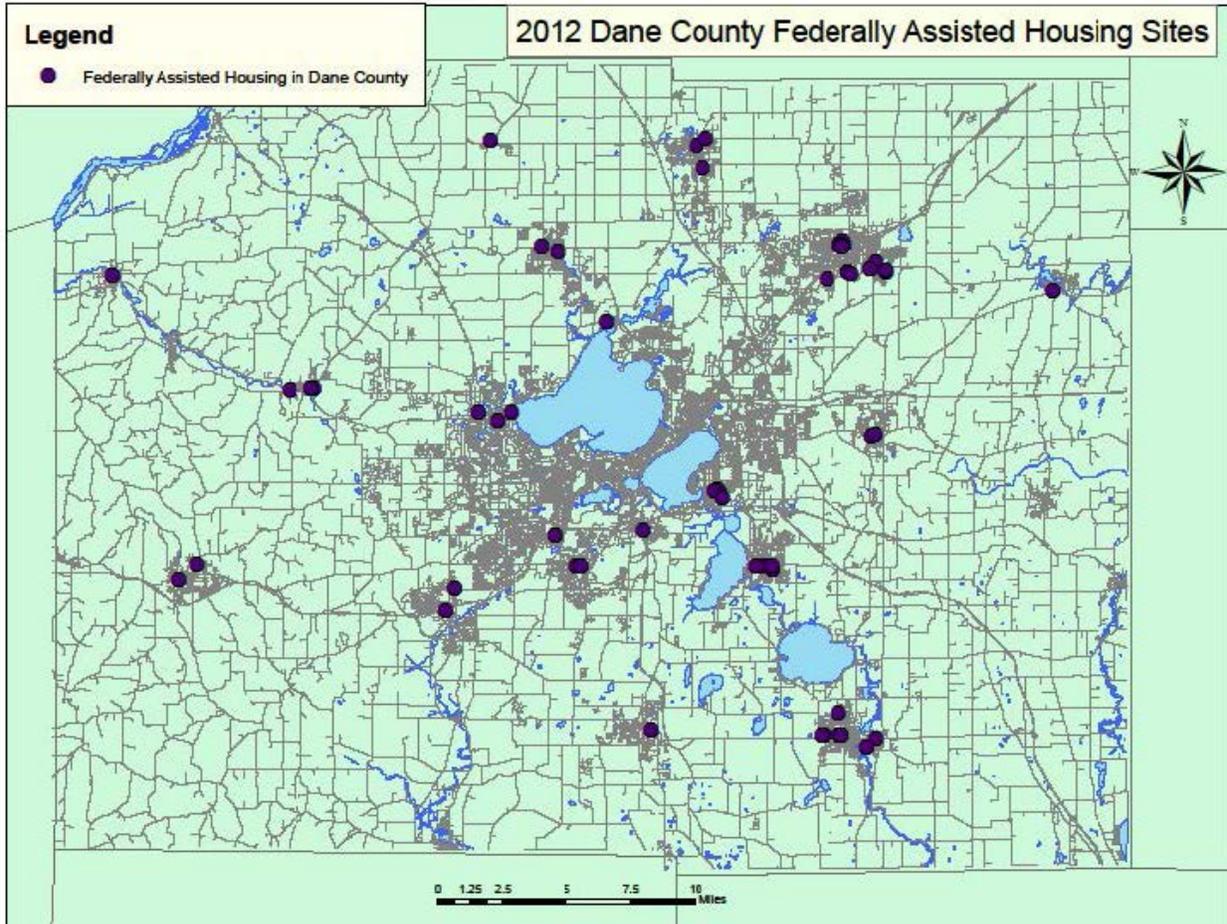
<b>Federally Assisted Housing Dane County</b>	<b>Units</b>	<b>Primary Resident</b>	<b>Tax Credit/ Section 8/ Sec 202/801 Public Hsg</b>
<i>5469 Westshire Circle, Waunakee</i>			
Fitchburg Springs Apt Homes <i>Gorman and Company 3329, 3317, 3321, 3325 Leopold Way, Fitchburg</i>	104	Family	Tax Credit
Frost Woods Senior Housing <i>Horizon Asset Management LLC 5901 Monona Dr, Monona</i>	67	Elderly	Tax Credit
Genesis V Apts <i>Heartland Properties Inc 250 S Oak St, Oregon</i>	20	Elderly	Tax Credit
Glenwood Senior Living Community <i>Metes &amp; Bounds, Inc. 405 W Cottage Grove Rd, Cottage Grove</i>	39	Elderly	Tax Credit
Greenspire I <i>Broihahn Management &amp; Consulting 1040 Jackson St, Stoughton</i>	31	Elderly	S8
Greenspire II <i>Broihahn Management &amp; Consulting 1050 Jackson St, Stoughton</i>	32	Elderly	S8
HSG Horizon Chapel Valley <i>Fleming Development 5781 Chapel Valley Rd, Fitchburg</i>	56	Elderly	Tax Credit
Hamilton Place <i>Oakbrook Corporation 408 Park Cir, Sun Prairie</i>	239	Family	Tax Credit
Heritage Middleton <i>Middleton Senior Apt LLC 6206 Maywood Ave, Middleton</i>	47	Elderly	Tax Credit
Heritage Monona <i>Oakbrook Corp, 211 Owen Rd, Monona</i>	56	Elderly	Tax Credit
Homestead <i>Meridian Group Inc 5525-5531, 5501-5511, &amp; 5513-5523 Osborn St, 5910 Anthony St, McFarland</i>	16 40	Family Elderly	S8
King James Court Apartments <i>ACC Management Group 5663, 5669, 5673 King James Ct, Fitchburg</i>	48	Family	Tax Credit
Lakeview Village <i>Meridian Group Inc. 115 Maple Court, Mt. Horeb</i>	54	Family	S8
Lincoln Group Home <i>Community Living Connections 1539 Lincoln Ave, Stoughton</i>	5	Special Needs	S8
Lincoln Court Senior Apts <i>Horizon Asset Management LLC 108 Lincoln Ct, Mt Horeb</i>	24	Elderly	Tax Credit
McKee Park Apartments <i>Independent Living Senior Housing, 2931 Chapel Valley Rd, Fitchburg</i>	42	Elderly	202
Meadowlark Town Homes <i>Mattix Development Co. 230-260 North Street, Dane</i>	15	Family	Tax Credit
Monona Hills <i>Ecumenical Housing Corporation 353 Owen Rd, Monona</i>	70	Elderly	S8
Monona Meadows	74	Elderly	202

<b>Federally Assisted Housing Dane County</b>	<b>Units</b>	<b>Primary Resident</b>	<b>Tax Credit/ Section 8/ Sec 202/801 Public Hsg</b>
<i>Foundation Property Management 250 Femrite Dr, Monona</i>			
<i>Nakoma Heights Apartments Professional Property Management LLC 4929 Chalet Gardens Rd, Fitchburg</i>	144	Family	Tax Credit
<i>Nicola Townhomes Nicola Townhomes Ltd Partnership 1729 Verona Road, Middleton</i>	14	Family	Tax Credit
<i>One West Wolf Wisconsin Management Co Inc 111 Wolf St, Oregon</i>	24	Elderly	Tax Credit
<i>Parmenter Circle Oakbrook Corporation 2310 Parmenter Street, Middleton</i>	40	Family	Tax Credit
<i>Pine Meadows Accord Property Management 1310 Bourbon Road, Cross Plains</i>	24	Family	Tax Credit
<i>Pheasant Ridge Apartments Pheasant Ridge Trail Apt LLC 2617, 2621, 2701, 2705, 2709, 2713 Pheasant Ridge Trail, Town of Madison</i>	38	Family	Tax Credit
<i>Prairie Oaks Senior Housing II Horizon Asset Management LLC 1049 Enterprise Dr, Verona</i>	36	Elderly	Tax Credit
<i>Rolling Prairie Phase I Gorman &amp; Company 415 &amp; 425 S Bird St, Sun Prairie</i>	54	Family	Tax Credit
<i>Rolling Prairie Phase II Gorman &amp; Company 405 S Bird St, Sun Prairie</i>	30	Family	Tax Credit
<i>Rosewood Apartments Opus Mgmt LLC 300 Silverado Dr, Stoughton</i>	90	Elderly	Tax Credit
<i>School Street Apartments Wisconsin Management Co Inc. 402 Madison St, Marshall</i>	24	Family	Tax Credit
<i>Stoughton Senior Housing LP II Opus Mgmt LLC 321 Dvorak Ct, Stoughton</i>	48	Elderly	Tax Credit
<i>Sugar Creek Apartments Oakbrook Corporation 206 South Marietta, Verona</i>	60	Elderly	Tax Credit
<i>Sunny Hill Sunny Hill Preservation LLC 708 Frances Ct, Sun Prairie</i>	56	Family	S8
<i>Sunwood Apartments Compliance Resources LLC 1750 Linnerud Dr, Sun Prairie</i>	48	Elderly	Tax Credit
<i>Taylor Ridge I &amp; II Ecumenical Housing Corporation 510 Westlawn Dr, Cottage Grove</i>	66	Elderly	S8
<i>Uplands Homes Wisconsin Management Co Inc 316, 285, 277, 315, 310, 303, 309, 299, 301, 273, &amp; 291 Sweet Grass Dr &amp; 257, 275, 253, 313, 315, 287, 289, 263, 264, 260, 261, 299, 297, 268, 272 &amp; 273 Musket Ridge Dr, Sun Prairie</i>	39	Family	Tax Credit
<i>Valley View Apartments</i>	16	Family	S8

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Federally Assisted Housing Dane County	Units	Primary Resident	Tax Credit/ Section 8/ Sec 202/801 Public Hsg
<i>2610 Military Road, Cross Plains</i>			
Vandenburg Heights <i>Heartland Properties, 1001-09, 1017-25, 1033-41, 1049-57 W. Andrews Drive, 1105-09, 1106-10, 1113-17, 1114-18, 1121-27, 1122- 26,1201-05, 1202-06, 1209-13, 1210-14, Schumann St., 1002-06, 1010-14, 1102-06, 1110-14 N. Pine, 1105-09, 1102-06, 1110-14, 1113-17, 1116-22, 1201- 05, 1202-06 1209-13, 1210-16, 1212-16, 1217-21, 1220-24 Aspen Place, 1110-14, 1102-06, 1202-06, 1220-24 Vandenburg Street, Sun Prairie</i>	56	Family	Tax Credit
Voss Haus <i>Voss Management &amp; Investment Co 6710 Elmwood Ave, Middleton</i>	60	Elderly	S8
Waldmar Housing <i>Community Developers Inc 204 &amp; 208 Durtschi Dr, Mt Horeb</i>	20	Elderly	S8
Williamstown Bay <i>Oakbrook Corporation 500 Bassett St, De Forest</i>	34	Elderly	Tax Credit
Williamstown Bay <i>Oakbrook Corporation 4809 Dale St, McFarland</i>	40	Elderly	Tax Credit
	1,378 1,672	Family Elderly/ Disabled Special Needs	
TOTALS Dane County (outside City of Madison)	43 3,093	TOTAL	
TOTALS Dane County-wide	4,683 3,733 212 8,628	Family Elderly/ Disabled Special Needs TOTAL	

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**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

See the table above for the number and targeting population of federally assisted units in Dane County and the map above for a spatial distribution of federally assisted units in the County.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Dane County does not anticipate any units lost from the affordable housing inventory.

**Does the availability of housing units meet the needs of the population?**

There is a gap between number of affordable housing units in Dane County and the number of households who need affordable housing. 9,501 households (both renter and owner) report a housing cost burden greater than 50% of their income. An additional 20,471 reported a housing cost burden greater than 30% of their income. Dane County is also experiencing an extremely low rental vacancy

rate which has been consistently below 3% since 2012, making it difficult for households to obtain rental units.

**Describe the need for specific types of housing:**

There is a need for more units affordable for a variety of income groups, especially those in the 0-30 percent area median income category. Also, as the population ages the need for accessible housing will continue to increase.

**Discussion**

According to 2006-2010 ACS data, the housing stock in Dane County (outside of Madison) contains the following number of types of housing units:

- 68,229 1-unit, detached (64.6% of housing stock)
- 9,519 1-unit attached (9.0%)
- 7,905 2-4 units (7.5%)
- 19,956 multi-family (5+ units) (18.90%)

This data describes the physical characteristics of the housing units, not the tenure of the households (ownership or rental). For example, condominiums can be "ownership" units but in multifamily (5+ units) structure.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section provides an overall picture of housing costs within the Dane County Urban County Consortium. Information provided will detail housing cost trends, rent trends, fair market rents, and the overall affordability of the local housing market.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	146,600	231,400	58%
Median Contract Rent	595	772	30%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,552	12.5%
\$500-999	20,675	72.6%
\$1,000-1,499	3,732	13.1%
\$1,500-1,999	338	1.2%
\$2,000 or more	192	0.7%
<b>Total</b>	<b>28,489</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

### Additional Information

The data provided in Table 29 indicates that that median home value increased \$84,800.

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,194	No Data
50% HAMFI	9,004	1,639
80% HAMFI	19,880	8,826
100% HAMFI	No Data	17,243
<b>Total</b>	<b>30,078</b>	<b>27,708</b>

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	614	734	889	1,226	1,366
High HOME Rent	614	752	889	1,226	1,427
Low HOME Rent	614	752	889	1,078	1,202

**Table 32 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

There is insufficient rental housing available for all low-income level renter households, but most predominantly those earning less than 30% HAMFI. 3,437 renter households earning 0-30% AMI reported a housing cost burden greater than 50% of their income, and as supported by the Housing Affordability table, only 1,194 units are available that are affordable to this income range.

According to 2006-2010 ACS data, in Dane County outside of Madison there are 1,195 rental units affordable for households earning 0-30% AMI, and 5,040 renter households earning 0-30% AMI. This leaves a housing affordability gap of 3,989 units (between the number of rental units which are affordable to this income level compared to the number of households at this income level). There are 8,785 rental units affordable for households earning 50% AMI and 10,610 renter households earning 50% AMI, resulting in a housing affordability gap of 2,003 units.

### How is affordability of housing likely to change considering changes to home values and/or rents?

While the median sales price for Dane County’s residential listings (including condos) is still below the peak value of \$218,00 it reached in 2007, prices have been increasing. According to the South Central Wisconsin MLS – Statistic, the median sales price increased 5%, to \$212,000, from 2012 to 2013. The average number of units available for sale each months also decreased from 2012 to 2013 by approximately 17%. Increasing prices and a decreasing inventory for sale, means it will be harder for the low/moderate income homeowners enter the homeownership market. With value below peak levels, current homeowners will continue to struggle to gain enough equity to access for needed home repairs.

Fair Market Rents have also increased from \$850 for a two-bedroom in 2012 to \$898 for the same unit in 2014, an increase of 5%. If the vacancy rate continues to remain below 3%, its seems likely that rents will continue rise.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The County's current median contract is \$772 (according to the 2007-2011 American Community Survey). The median contract rent is below the Fair Market Rents and HOME Rents for 2 bedroom, 3 bedroom, and 4 bedroom units, but higher than the Fair Market Rents and HOME Rents for efficiencies, and 1 bedroom units.

### **Discussion**

The three municipalities (outside of Madison) with the largest gap between number of affordable units for households earning 30% AMI and number of rental households earning 30% AMI (households minus affordable units) are Fitchburg (815), Town of Madison (595), and Sun Prairie (540).

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section provides an overall picture of the condition of the housing stock within the Dane County Urban County Consortium. Conditions of units may be associated with 1. lacks complete kitchen facilities, 2. lacks complete plumbing facilities, 3. more than one person per room, 4. cost burden greater than 30%. According to the *Conditions of Units* table below, approximately 42% of renters and 27% of owners experience one of the previously mentioned conditions.

### Definitions

Substandard units are units that do not meet local code, Housing Quality Standards, or have major systems in need of replacement or systems that will be at the end of useful life in the next five years. Units are considered suitable for rehabilitation if they are structurally sound and local zoning codes allow rehabilitation that will bring the unit up to code.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	18,407	27%	11,061	39%
With two selected Conditions	332	0%	747	3%
With three selected Conditions	216	0%	133	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	50,051	73%	16,548	58%
<b>Total</b>	<b>69,006</b>	<b>100%</b>	<b>28,489</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14,263	21%	4,776	17%
1980-1999	22,556	33%	8,914	31%
1950-1979	22,735	33%	11,328	40%
Before 1950	9,452	14%	3,471	12%
<b>Total</b>	<b>69,006</b>	<b>101%</b>	<b>28,489</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

### Condition of Units

One of the indicators of the condition of the housing stock is its age. Older housing is expected to need ongoing maintenance and repair in order to remain habitable. 80% of the owner-occupied units and 83% of the renter-occupied units in Dane County were built prior to 2000, thus creating a high demand for home repair to provide safe, decent, and affordable housing. These homes are prime candidates for energy efficiency improvements, roofing and siding replacement, and other needed rehabilitation.

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	32,187	47%	14,799	52%
Housing Units build before 1980 with children present	7,542	11%	2,365	8%

**Table 35 – Risk of Lead-Based Paint**

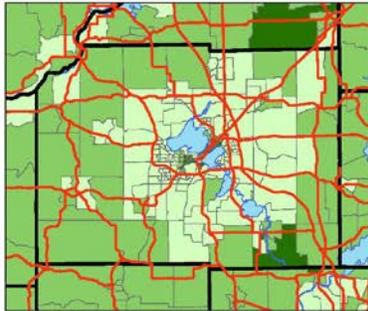
Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

**Lead-Based Paint Maps**

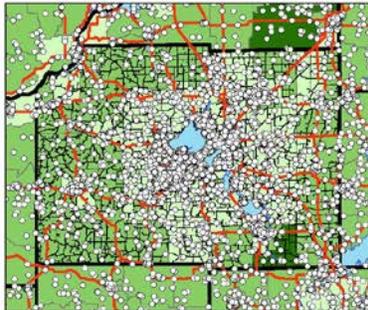
The first map provides context for the number of houses built prior to 1950 in Wisconsin because they have a high probability of containing paint with a high concentration of lead. According to the Wisconsin Department of Health and Family Services, Division of Public Health, more than 90% of lead-poisoned children live in housing units built prior to 1950. If the paint in these units are in poor condition, it poses a serious threat to children’s health.

The second map shows areas with a high percentage of homes built before 1980, at which time lead had officially been removed from paint in the United States.

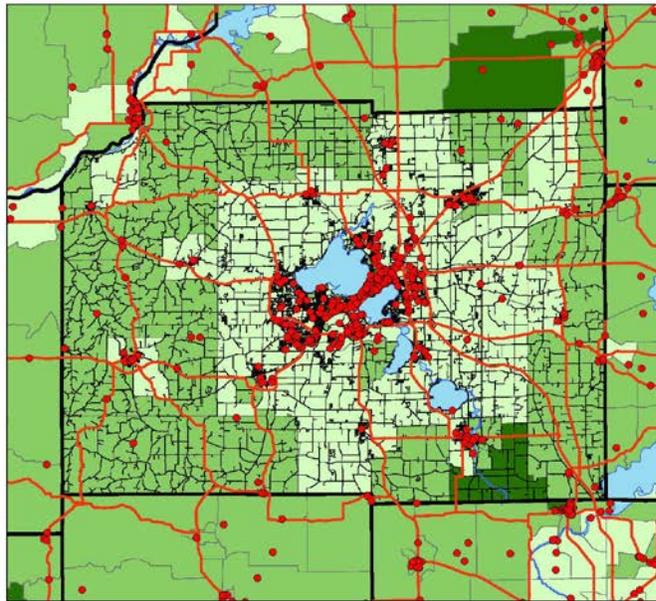
# Lead Poisoning in Wisconsin: Where Children Live Makes a Difference



Variation in percent of housing built prior to 1950.



Locations of children who were tested (white dots) for lead poisoning, 1995 - 2001.



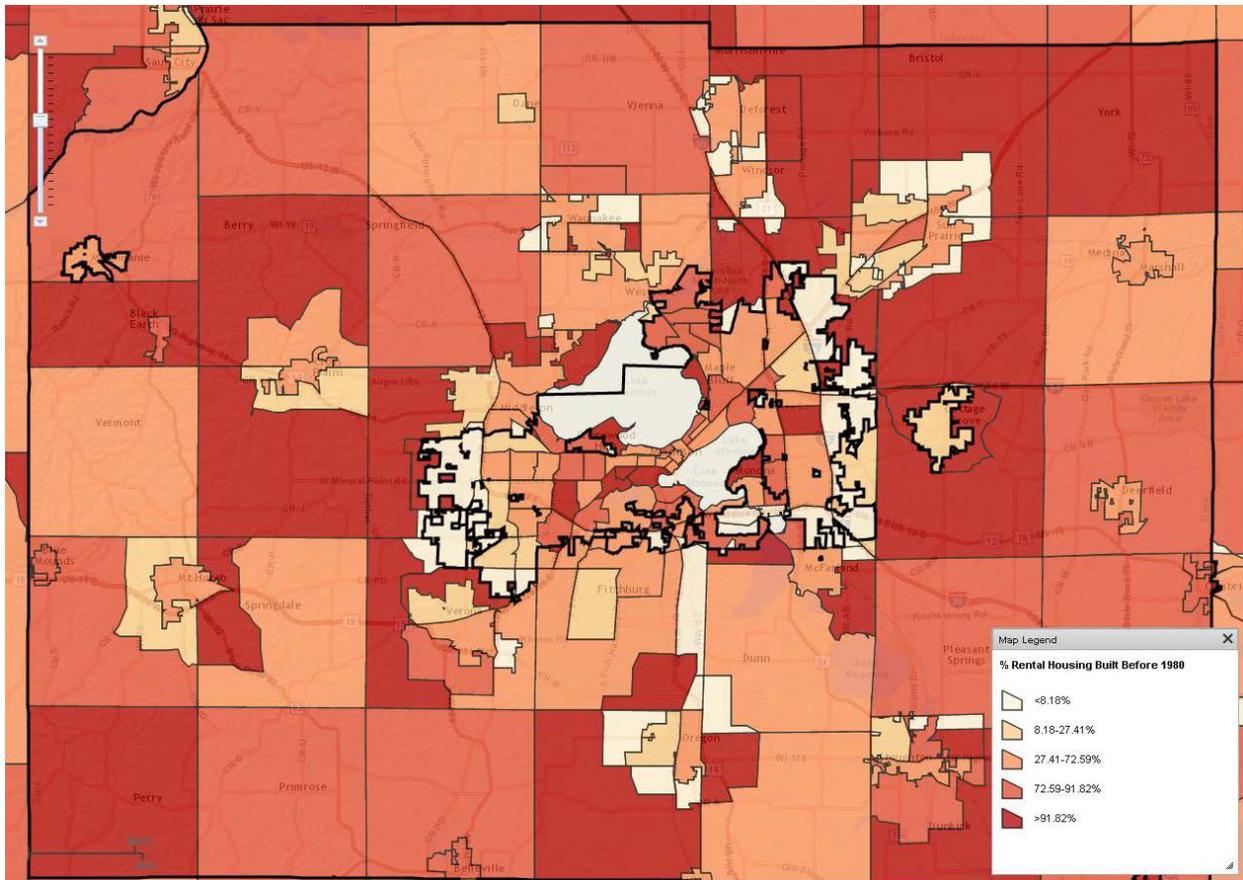
Locations of children with lead poisoning (red dots indicate those with blood lead levels greater than or equal to 10 micrograms per deciliter), 1995 - 2001 test results.

- 
- Percent of Housing Built Prior to 1950**
  -  0 - 33
  -  34 - 66
  -  67 - 100
-  Roads
-  Highways
-  County Boundary
-  Water



Dane County

Source: Wisconsin Department of Health and Family Services, Division of Public Health, Childhood Lead Poisoning Prevention Program; Housing data from 2000 U.S. Census Bureau.



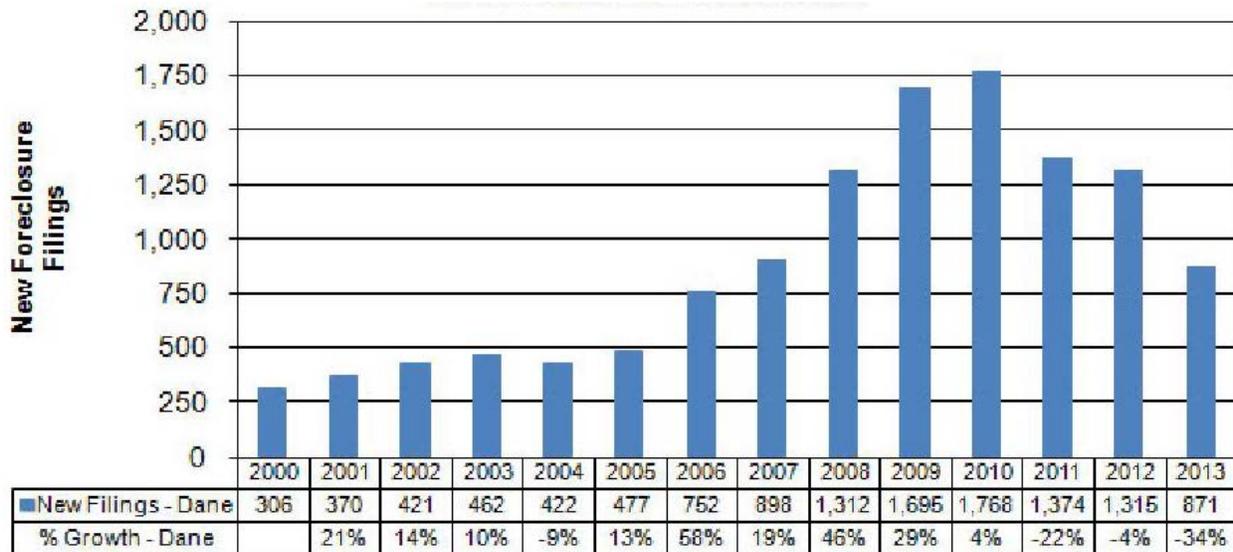
**Rental Housing Units Built Before 1980**

**Vacant Units**

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Data Source:** 2005-2009 CHAS



### Dane County New Foreclosure Filings by Year

#### Additional Information

According to 2008-2012 ACS data there were 5,862 vacant housing units in Dane County outside of Madison. Although data is not available on the number of units suitable for rehabilitation, units are considered suitable for rehabilitation if they are structurally sound and local zoning codes allow rehabilitation that will bring the unit up to code.

Madison Gas & Electric (MG&E) provides a quarterly report on the percentage of apartments within it's service area that appear to be vacant because the electrical service is inactive or the service has been moved to the owner's name. The second quarter of 2014 saw a rental vacancy rate of 3.46% which is the highest rate since the second quarter of 2011 (3.54%).

Data for the *Foreclosure Filings* graph above comes from the Wisconsin Circuit Court Database- *New Filings 2000 through 2013*, and was compiled by DaneCountyMarket.com. This data shows that foreclosure filings have decreased every year since 2010 after increasing every year from 2004 to 2010. The foreclosure volume in 2013 (871 new filings) was the lowest of any year since 2006 (752 filings).

In 2014, the number of new Dane County foreclosure filings initiated year-to-date through the month of June decreased by 26.1% from the levels of 2013. A total of 345 filings were initiated year-to-date through June 2014 compared to 467 during the same time period in 2013.

### Need for Owner and Rental Rehabilitation

There is significant need for owner and rental rehabilitation. Nearly half of the Dane County housing stock was built prior to 1980. Housing units may need rehabilitation for code deficiencies, accessibility modification, energy efficiency improvements, and general maintenance. Twenty-seven percent of

Dane County's owner-occupied housing units report having at least one-selected housing condition, and thirty-nine percent the County's occupied rental units report having a least one housing condition.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

National data identifies four primary risk factors among children for lead poisoning:

1. Age of the child – lead poisoning is more prevalent among two-year old children;
2. Age of housing – homes built prior to 1950 present a high risk for lead exposure
3. Socioeconomic status – lead poisoning is more prevalent among children enrolled in the Medicaid or the Supplemental Food Program for Women, Infants, and Children; and
4. Racial and ethnic disparities – indicating that lead poisoning is more prevalent among African-American children. Source: <http://www.dhs.wisconsin.gov/lead/Analysis/race/index.htm>.

While the actual number of housing units in Dane County (outside of Madison) with lead-based paint is not available, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Table 35 shows the total number of owner-occupied and renter-occupied units that were built before 1980, as well as those built before 1980 with children present. In addition, the Wisconsin Department of Health and Family Services, Division of Public Health, reports that more than 90% of lead-poisoned children live in housing units built prior to 1950. According to ACS 2012 5-year estimates, there are 11,315 housing units in Dane County (outside of Madison) that were built before 1950, and therefore contain serious lead-based paint hazards. 2007-2011 CHAS data shows that 33,593 of the 97,468 households (34.5%) in Dane County (excluding Madison) are low to moderate income households. In general, low to moderate income families are more likely to live in older and less well maintained housing than middle and upper class families.

### **Discussion**

In the Dane County municipality survey conducted in 2013-2014, participants were asked to review a list of 19 possible issues and challenges their municipality may be facing, and identify/ rank (1=highest priority, 7=lowest priority) the top seven priorities for their municipality. Out of 14 completed surveys returned, seven indicated “loans for homeowners to make energy efficiency improvements” as a housing/ community development priority. Six municipalities listed “loans to homeowners to address code and safety violations (over \$5,000)” as a priority (one of which listed as the top priority), and six municipalities listed “grants up to \$5,000 to homeowners for minor home repairs” as a priority (one of which listed as the top priority).

In the Dane County 2013 Community Survey, energy efficiency improvements such as installation of storm windows and doors, insulation, and modifications or replacement of heating and cooling equipment was the third most indicated high priority item with 94 (52%) respondents indicating that money should be spent on this.



## **MA-25 Public and Assisted Housing – 91.210(b)**

### **Introduction**

There are three public housing authorities in Dane County including the Dane County Housing Authority, the DeForest Housing Authority, and the Stoughton Housing Authority.

The Dane County Housing Authority (DCHA) was created in 1972 by the Dane County Board of Supervisors to address the affordable housing needs of low-income families outside the City of Madison. The oversight and governance of the DCHA is the responsibility of a five-member citizen commission appointed by the Dane County Executive. At least one Commission member, but not more than two, may be a County Board Supervisor. Commissioners served staggered five-year terms. In accordance with section 66.40-66.404 of the Wisconsin State Statutes, “The authority may prepare, carry out, acquire, lease and operate housing projects approved by the county board. It may take over any housing project undertaken by other governmental bodies, when approved by the county board, by any means other than eminent domain. It may acquire privately owned property by any means, including eminent domain, with the approval of the county board and sell any or all of its interest in said property. It may contract for services, work or facilities in connection with a housing project and lease or rent property at the rents and charges the authority shall establish. It may investigate dwelling conditions within the county and the means of improving such conditions. It may invest any funds within its control and may issue bonds from time to time in its discretion, the principal and interest to be secured by its revenues or a part thereof.” (Dane County Ordinance 15.26 (5)).

Aside from appointing authority, Dane County has no organizational relationship with DCHA regarding hiring, contracting and procurement, provision of services, or review of proposed development sites. Any demolition or disposition of publicly owned housing developments within the unincorporated areas of the county is subject to County zoning regulations.

**Totals Number of Units**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	122	1,210	5	1,205	0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

**Dane County Housing Authority**

DCHA owns 86 units of public housing outside the City of Madison, 16 units of Project Based Section 8 Rental Assistance for the elderly or disabled and 28 units of market rate housing that give preference to Section 8 Housing Choice Voucher participants. The DCHA also provides a total of 1,211 Section 8 housing vouchers to eligible low-income households in Dane County. For a list of the DCHA public housing developments, see the *Discussion* at the end of this section.

The DCHA also owns a 16-unit elderly/disabled building in the Village of Cross Plains. The development known as Valley View Apartments was completed in 1980. Project development funding came from Rural Development (formerly known as the Farmer’s Home Administration) which has since been paid off thus the property is now out of the Rural Development program. Rent assistance is provided to the residents with funds provided by the Department of Housing and Urban Development.

The units are older stock but generally considered to be in pretty good condition. There are no major systems problems, such as heating, structure, or roofing problems. The DCHA would like to improve energy efficiency, but have limited funding for major renovation projects at this time. Currently, residents of these units contact Wisconsin Management for any maintenance requests.

The results from the Section 504 needs assessment of public housing found that 8% of the DCHA family units are accessible, and all 24 units for the elderly are accessible (including the buildings, common areas, and units themselves). An elevator was installed in a 2-story elderly building for accessibility. (DCHA only has the one 2-story building in Public Housing).

### **DeForest Housing Authority**

The DeForest Housing Authority operates 36 units of public housing including 32 one-bedroom units for Seniors and persons with disabilities and 4 two-bedroom duplexes for families. Within the past ten years, the one-bedroom units have received a new roof, windows, and siding. Renovations are done regularly on turns between tenant occupancy. All units are considered to be in good physical condition.

There are 9 applicants on the waiting list for the one-bedroom units, and 8 applicants on the waiting list for the two-bedroom duplexes. There are currently one-bedroom units available, but many wait-listed applicants are stuck in current leases that prevent them from filling the vacant units.

The building with the one-bedroom units is accessible – meaning a single story with no steps. There are four (4) units that are handicapped accessible with roll-in showers, accessible appliances, and lowered countertops.

### **Stoughton Housing Authority**

The City of Stoughton owns 92 units of public housing including 89 one-bedroom and 3 two-bedroom units for older adults and persons with disabilities across the six buildings of the Greenspire Apartments. The complex is managed by Boihahn Management Consulting. Each building has a community room and elevators/chairlifts. Each apartment home has an emergency response system and controlled access.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Dane County Public Housing (all units)	68
Village of Cross Plains- Valley View Apartments	82
Deforest Housing Authority (all units)	88

Table 38 - Public Housing Condition

### Dane County Public Housing Inspection Score

HUD's Real Estate Assessment Center (REAC) conducts a program of annual physical inspections of public and assisted multifamily housing. Scores range from 0 to 100. The physical inspection scoring is deficiency based; all properties start with 100 points. Each observed deficiency reduces the score by an amount dependent on the importance and severity of the deficiency. For detailed information on how scores are calculated, follow the link listed below:

<http://portal.hud.gov/hudportal/documents/huddoc?id=phasprule.pdf>.

The scores in the table above reflect HUD's most recent REAC score for each of the public housing developments. The Dane County Public Housing units received a score of 68 in May 2014, the Valley View Apartments received a score of 82 in July 2013, and the Deforest Public Housing units received a score of 88 in May 2014.

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Currently, there are no major systems problems (heating, structure, or roofing problems) with the DCHA public housing units. Energy audits are conducted every five (5) years and they plan to continue working with Project Home for weatherization services.

The DeForest Housing Authority indicates that there are no revitalization and restoration needs that have not already been addressed. To improve the management and operation of public housing the 3-member staff take classes.

The City of Stoughton properties are managed by Brouihahn Management & Consulting, Inc. According to Bev Thompson with Brouihahn, in the past 18 months, they have done ongoing window replacement, repaved the parking lot, and have replaced the retrofitted lifts in four of the six buildings.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

DCHA has worked to make their units as desirable as those in the private sector. It is important that the residents have pride in where they live. This has been accomplished by installing air conditioning, upgrading kitchens (including dishwashers) and bathrooms, and providing better lighting for

security. DCHA wants to remove any feel of living in a “public or subsidized property”. Many of the units are scattered site housing, integrated into neighborhoods and not recognizable from the other housing.

The DeForest Housing Authority holds monthly meetings with the residents in the Senior Center building to discuss their needs and plans. The public housing development is adjacent to the Senior Center with which the Housing Authority works closely.

Brouihahn Management & Consulting, Inc. works closely with the Senior Center in Stoughton and encourages their residents to be active. Notices of activities, transportation opportunities, etc. are regularly posted. The company keeps an “open” door policy.

**Discussion:**

DCHA public housing developments:

City of Sun Prairie – 28 Units

- (6) 2 bedroom units (duplexes)
- (18) 3 bedroom units (duplexes)
- (2) 4 bedroom units (duplexes)
- (2) 5 bedroom units (duplexes)

City of Stoughton – 30 Units

- (14) 1 bedroom units (elderly building)
- (6) 2 bedroom units (duplexes and/or townhouses)
- (8) 3 bedroom units (duplexes and/or townhouses)
- (2) 4 bedroom units (duplexes and/or townhouses)

Village of Mazomanie – 20 Units

- (10) 1 bedroom units (elderly)
- (6) 2 bedroom units (duplexes and/or townhouses)
- (3) 3 bedroom units (townhouses)
- (1) 4 bedroom unit (townhouse)

City of Monona – 8 units

- (4) 2 bedroom units (single family houses)
- (4) 3 bedroom units (single family houses)

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

In Dane County there are a combined total of 1,059 transitional housing and supportive permanent housing beds/units and rent subsidized units operated by non-profit organizations targeted for homeless households which is an increase from 2011. One new project is Porchlight’s Nakoosa Trail project. This newly constructed project includes 48 new units: 14 SRO units to relocate the Safe Haven Program, an emergency shelter for 14 single adults with mental illness; 26 efficiency units of transitional housing for single adults with AODA or mental health issues relocated from 306 N. Brooks Street; and 8 permanent housing units for single adults with mental illness. The relocation of the transitional programs (PTO and STABLE Programs) makes 26 SRO units at 306 N. Brooks available as affordable, permanent housing.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	175	30	69	400	0
Households with Only Adults	157	35	211	623	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	31	85	0
Unaccompanied Youth	4	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**

Continuum of Care

**Data Source Comments:**

The data within population groups above is duplicated data. For instance, a bed that may serve either single adults or families is counted in both population groups. The total number of beds in each category (no duplication) is as follows: Emergency Shelter Beds: 311 year round; 65 overflow Transitional Housing Beds: 276 Permanent Supportive Housing Beds: 783 (current and new)

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The City of Madison Central Library serves as a resource for the general public as well as many homeless persons who not only use the computers and reading materials but also find shelter during cold weather. Library staff balances the needs of all users of the facility in order to provide quality environment and services for everyone.

The Dane County Housing Authority works to further affordable housing for low-income families through the administration of rental and home ownership programs. DCHA assists approximately 1100 families in all areas of Dane County outside the City of Madison through the Housing Choice Voucher program (Section 8). Another 86 families live in Low-rent Public Housing owned by DCHA in Sun Prairie, Stoughton, Mazomanie and Monona. There are also 16 units of Rural Development housing in Cross Plains. The Housing Resource Center provides first-time homebuyer education classes, one-on-one counseling and down payment assistance.

The Dane County Department of Human Services provides a comprehensive array of services and programs to over 30,000 customers in Dane County each year. Homeless families and individuals in the county are served primarily by two of the divisions. The Economic Assistance and Work Services Division helps people meet their basic needs, including shelter, food and medical care. The Division also promotes self-sufficiency through an array of employment services. The Adult Community Services Division funds and provides care and support for people who have a severe and persistent mental illness. A variety of services are provided by county staff and contracted agencies including, but not limited to, case management, community support programs, residential care, vocational services, and transportation.

The Salvation Army is a multi-faceted agency that is part of an international effort to provide assistance to those in times of crisis. Locally the Salvation Army operates a community recreation center, social service and church center, as well as an emergency shelter for families and for single women. The Salvation Army is the gatekeeper for both families and single women and is often called upon to place individuals in other Homeless Services Consortium agency beds or write a voucher for short-term housing in a local motel. The Salvation Army has also been the site of an overflow warming house – nighttime only shelter for families.

Several school districts in the County foster programs that assist homeless youth and families in the district. The Madison Metropolitan School District (MMSD) Transitional Education Program (TEP) enrolls, transports, and maintains homeless children and youth in schools within the Madison Metropolitan School District (MMSD). Other TEP support services include clothing closet referrals with limited clothing items available at the four TEP sites, hygiene items and school supplies. Door to door transportation is provided for K-5 students, with middle and high school students being provided metro bus tickets by the respective school. The Middleton Cross Plains Area School District (MCPASD)

Homeless Program enrolls, transports, and maintains homeless children and youth in schools within the MCPASD.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

#### **Access Community Health**

Access Community Health Centers addresses the financial, cultural, and language barriers that prevent access to health care by providing affordable and comprehensive primary medical and dental care.

#### **Community Action Coalition (CAC) for South Central WI**

The homeless prevention program operated by CAC helps families maintain safe affordable housing to avoid the major problems associated with homelessness. Services are offered through a multi-faceted approach that includes: intensive housing case management, housing counseling, direct rent payment assistance, and information and referral.

#### **Community Meal Program**

The Community Meal Program provides a hot lunch and dinner on most days during the week. Meals are available at no cost to single adults and families with children.

#### **HEALTH Program (Meriter Foundation)**

The Homeless (HEALTH) outreach program strives to overcome the barriers to medical care that underserved patients encounter including limited transportation, lack of insurance and medications, and failure to access primary care.

#### **Independent Living, Inc.**

Independent Living is a multi-service agency that assists older adults and persons with disabilities, enabling them to live with dignity and independence and to maintain health and well-being. The homeless prevention program aims to allow seniors to remain in their current housing while awaiting long-term rent subsidies through government programs.

#### **Madison Homelessness Initiative**

Madison Homelessness Initiative (MHI) mission is to address issues of homelessness in practical and timely ways while motivating community toward an ever-greater capacity for understanding and

compassion on behalf of our neighbors living homelessness. Projects include providing shower facilities, Laundromat access, and distribution of winter clothing and footwear for street homeless.

### **Middleton Outreach Ministry (MOM)**

People look to MOM for commodities they lack (food, clothing, household goods) and for emergency funds and rental assistance within the MOM service area.

### **Porchlight, Inc.**

Porchlight, Inc. helps people build stable, independent lives by acquiring job skills and finding permanent housing. Porchlight operates programs that provide emergency housing, job counseling and training, and low-cost housing.

### **Tellurian UCAN**

Tellurian provides services to adults and adolescents in need of alcohol and drug treatment, mental health therapy and housing. Tellurian works with individuals at all points on the continuum but is committed to helping those most in need. Tellurian operates a number of programs that provide housing and services to homeless or those at risk of becoming homeless.

### **Veterans Assistance Foundation**

The Veterans Assistance Foundation is a nonprofit corporation established in 1994 to provide transitional housing programs for homeless veterans. Their mission is to assist homeless or those veterans at risk of becoming homeless by providing a safe and secure environment through which they can access a wide array of services.

### **Youth Services of Southern Wisconsin**

YSOSW operates the Briarpatch Runaway and Homeless Youth Program which provides services to runaway, homeless, and throwaway youth and their families. Services provided include counseling, case management, food, clothing, emergency shelter, and a 24 hour help-line.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

The emphasis in Dane County is on retaining people in their own home whenever possible. 49% of the presumed low-and-moderate income respondents to the 2013 Community Survey indicated that modifications to help seniors and persons with disabilities live in their own homes was a high priority, making it the fourth most frequently indicated high priority item in the survey. 47% of respondents indicated constructing housing for persons with disabilities as high priority, making it the eighth highest priority item. Persons with all levels of needs are integrated into the community through a variety of funding mechanisms including the Wisconsin Community Options Program, Medical Assistance funds, and County dollars.

Agencies in Dane County have long been proactive in recognizing and moving to meet the housing and service needs of the special needs population. The reader is also directed to section NA-45 Non-Homeless Special Needs Assessment which outlines the characteristics and needs of special needs populations in Dane County. Agencies that also address the needs of homeless individuals and families that appear elsewhere in this document (PR-05 and/or SP-40) are not repeated here. The following is a listing of agencies (non-inclusive) that deliver services to meet the needs of persons with special needs who are not homeless:

- Area Agency on Aging
- As You Wish
- ATTIC
- Care Wisconsin
- Centro Hispano
- Community Living Alliance, Inc.
- Domestic Abuse Intervention Services (DAIS)
- Home Health United
- Home Instead Senior Care
- Trusted Hands (Stoughton Hospital)
- Veteran's Assistance Foundation
- Women in Transition

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The housing stock for persons with disabilities includes the following assisted living options:

## **Adult Family Homes**

Adult Family Homes are places where 1-4 adults reside and receive care or services that are above the level of room and board and may include up to 7 hours per week of nursing care. Adult Family Homes service persons with advanced age, dementia, mental health issues, developmental disabilities, traumatic brain injury, AIDS, alcohol and other drug abuse, correctional clients, and/or persons with a terminal illness. The Dane County Department of Human Services certifies homes where one or two persons reside while the State of Wisconsin licenses homes where three or four people reside.

The following link is to a listing of State licensed adult family homes in Dane County:  
<http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/afhcty/afhdane.pdf>

## **Community Based Residential Facilities (CBRF)**

Community Based Residential Facilities are State licensed congregate settings where five or more adults, age 18 and older reside. Individuals in these settings may not require care above intermediate level nursing care. These facilities provide care, treatment, or services that are above the level of room and board, but include no more than three hours of nursing care per week per resident.

The following link is to a listing of State licensed CDBFs in Dane County: <http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/CtyPages/DANE.htm>

## **Residential Care Apartment Complexes (RCAC)**

Independent apartment living options are classified as Residential Care Apartment Complexes. These options must comply with State Administrative Code, DHS 89. An RCAC is a place where five (5) or more adults reside. Apartments must each have a lockable entrance and exit; a kitchen, including a stove (or microwave oven); and an individual bathroom, sleeping, and living areas. This living option also provides to residents up to 28 hours per week of the following types of services:

- Supportive Services: Activities related to the general housekeeping, transportation to access community services and recreational services.
- Personal Assistance: Services related to activities of daily living, e.g., dressing, eating, bathing, and grooming.
- Nursing Services: Health monitoring, medication administration, and medication management.
- Emergency Assistance: RCACs must ensure that tenant health and safety are protected in the event of an emergency and shall be able to provide emergency assistance 24 hours a day.

The following link is to a listing of RCACs in Dane County: <http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/RCACcty/rcacdane.pdf>

Persons with HIV/AIDS, to the extent possible, reside in integrated settings throughout the Dane County Community.

The Rodney Scheel House in Madison includes 23 apartments for persons living with HIV and their families. A resident service coordinator assists the residents to obtain needed social services to help them continue to live independently.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Dane County's Discharge Coordination Policy includes "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

Discharge planners are used by community hospitals when releasing persons. DCDHS may receive referrals from these Planners when there are concerns with treatment and/or protection needs. The Senior Focal Points may also be used to follow-up with older adults.

Through contracts with Journey Mental Health Center and South Madison Coalition of the Elderly, Inc. (for those on the Geropsychiatric Treatment Unit), DCDHS facilitates discharges from the State Mental Health Institutes offering supportive services for persons who are willing to accept those services.

DCDHS also contracts with Journey Mental Health Center (since 2011) and Tellurian U.C.A.N., Inc. (since 2010) for two Care Centers - licensed community-based residential facilities (CBRF) that are intended to divert and shorten admissions to inpatient settings and the State Mental Health Institutes. These offer a residential alternative.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

In order to address the needs of a growing population of youth aging out of the foster care system, DCDHS received a two-year planning grant to develop a model intervention program (known as PATHS) for youth ages 17.5-21 who are at risk of homelessness. The program is intended to help place young adults who are aging out of the foster care system into scattered site, supervised, independent living apartments. One of the core components of the initiative is connecting youth and young adults with employment opportunities. Orion Family Services is one of DCDHS's partners on the project, and will continue to develop the PATHS project over the coming years. Youth have to be willing to seek employment to be considered into the program, and Orion will work to connect the youth/young adults with educational and training programs in order to help them find employment.

In 2014 Dane County awarded a \$2 million grant to Domestic Abuse Intervention Services of Dane County (DAIS) to help complete construction of a new facility for domestic violence victims on Madison's north side. The new facility plan makes it four-times larger than the old domestic violence shelter and will make a tremendous impact on the ability of DAIS to meet their clients needs. In the coming years, DAIS will be able to provide more community-based support services as a result of the additional space. According to the Executive Director, the major challenge that remains is the lack of adequate transitional and long-term affordable housing, as housing stability is closely tied to victim safety.

Dane County Department of Human Services will continue to staff a Re-entry Coordinator for the Dane County Jailhouse to better connect individuals transitioning from the criminal justice system back into the community with services to help them succeed in the community.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

In order to address the needs of a growing population of youth aging out of the foster care system, DCDHS received a two-year planning grant to develop a model intervention program (known as PATHS) for youth ages 17.5-21 who are at risk of homelessness. The program is intended to help place young adults who are aging out of the foster care system into scattered site, supervised, independent living apartments. One of the core components of the initiative is connecting youth and young adults with employment opportunities. Orion Family Services is one of DCDHS's partners on the project, and will continue to develop the PATHS project over the coming years. Youth have to be willing to seek employment to be considered into the program, and Orion will work to connect the youth/young adults with educational and training programs in order to help them find employment.

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Dane County Department of Human Services will continue to staff a Re-entry Coordinator for the Dane County Jailhouse to better connect individuals transitioning from the criminal justice system back into the community with services to help them succeed in the community.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

There is an emphasis in Dane County on the development of housing on infill sites to create additional units of affordable housing. Although infill development can reduce sprawl and preserve prime agricultural farmland, it is often more expensive to develop than greenfield development. This is due to the costs of assembling parcels, the potential for environmental remediation, the potential for lead based paint hazards, and the costs of tearing down or rehabilitating older buildings.

Another barrier to affordable housing is that housing costs in Dane County continue to rise at a disproportionate rate to family income, even with the current housing market slowdown thus creating a greater demand for such housing. Federal assistance under the CDBG and HOME programs to develop units of affordable housing is woefully lacking to meet the demand for such housing. 29% of households in Dane County (outside the City of Madison) are paying greater than 30% of their gross income on rent. There are 26,323 renter-occupied units in Dane County (outside the City of Madison), which results in 7,634 renters in need of affordable housing.

Still another barrier to affordable housing is the permitting and zoning process in Dane County, which often can be long and arduous, thus increasing costs to the developer. Dane County is working on streamlining the process to make the process more user-friendly.

The County contracted with Maxfield Research to update the Analysis of Impediments To Fair Housing Choice in Dane County. The final report was provided in mid-2011 and is available on the County web site at:

[http://pdf.countyofdane.com/humanservices/cdbg/2011/analysis\\_of\\_impediments\\_to\\_fair\\_housing\\_choice\\_2011\\_final.pdf](http://pdf.countyofdane.com/humanservices/cdbg/2011/analysis_of_impediments_to_fair_housing_choice_2011_final.pdf). Among the identified fair housing impediments were high housing costs, availability of affordable housing, housing for seniors (particularly those in outlying areas), increasing owner cost burdens and the increased risk of foreclosure, and restrictive zoning/ land use regulations that may add significant cost to the construction of housing.

In November 2007, Dane County passed the Dane County Comprehensive Plan that included a Housing Chapter that outlined goals, objectives, policies, and programs that Dane County could pursue to promote a range of housing choices for residents of all income levels, age groups, and needs. This portion of the Comprehensive Plan may be found

at: [http://danedocs.countyofdane.com/webdocs/PDF/PlanDev/ComprehensivePlan/CH2\\_Housing.pdf](http://danedocs.countyofdane.com/webdocs/PDF/PlanDev/ComprehensivePlan/CH2_Housing.pdf)

The full plan may be linked from: <http://www.daneplan.org/plan.shtml> The Plan outlines the strategies Dane County intends to undertake to remove or ameliorate barriers to affordable housing.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section of the Consolidated Plan provides an overview of the economic conditions in Dane County and the ability of the local work force to satisfy the needs of local businesses. According to the 2011 ACS there were 142,878 persons (age 16 or older) in the labor force in Dane County in 2011. Of those, 135,865 were employed and 7,013 were unemployed. The unemployment rate of Dane County (excluding Madison) was 4.91%. The Unemployment Rate graph below shows that unemployment in Dane County (including Madison) has been steadily declining since the recession in 2008. However, the City of Madison continues to provide employment for a large share of the residents of Dane County. According to the 2012 ACS 5-year estimate data, 25.9% or 34,294 people who worked in the City of Madison worked outside their community of residence. While 74.1% of City of Madison residents worked in the City of Madison, only 43.9% of the residents in all of Dane County work in their community of residence.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	847	1,081	1	1	0
Arts, Entertainment, Accommodations	10,720	7,907	11	11	0
Construction	4,814	5,359	5	7	2
Education and Health Care Services	16,109	7,376	16	10	-6
Finance, Insurance, and Real Estate	11,520	6,555	12	9	-3
Information	3,977	5,599	4	8	4
Manufacturing	12,866	12,206	13	17	4
Other Services	4,824	3,114	5	4	-1
Professional, Scientific, Management Services	10,408	5,616	10	8	-2
Public Administration	2	1	0	0	0
Retail Trade	13,648	8,237	14	11	-3
Transportation and Warehousing	3,254	3,682	3	5	2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	6,230	5,669	6	8	2
Total	99,219	72,402	--	--	--

**Table 40 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	142,878
Civilian Employed Population 16 years and over	135,865
Unemployment Rate	4.91
Unemployment Rate for Ages 16-24	19.25
Unemployment Rate for Ages 25-65	3.35

**Table 41 - Labor Force**

Data Source: 2007-2011 ACS



**Chart: Unemployment Rate in Dane County**

Data source for *Unemployment Rate* graph is the Federal Reserve Bank of St. Louis which uses U.S. Department of Labor: Bureau of Labor Statistics data (includes City of Madison).

Occupations by Sector	Number of People
Management, business and financial	40,049
Farming, fisheries and forestry occupations	5,642
Service	11,358
Sales and office	33,400

<b>Occupations by Sector</b>	<b>Number of People</b>
Construction, extraction, maintenance and repair	11,185
Production, transportation and material moving	6,430

**Table 42 – Occupations by Sector**

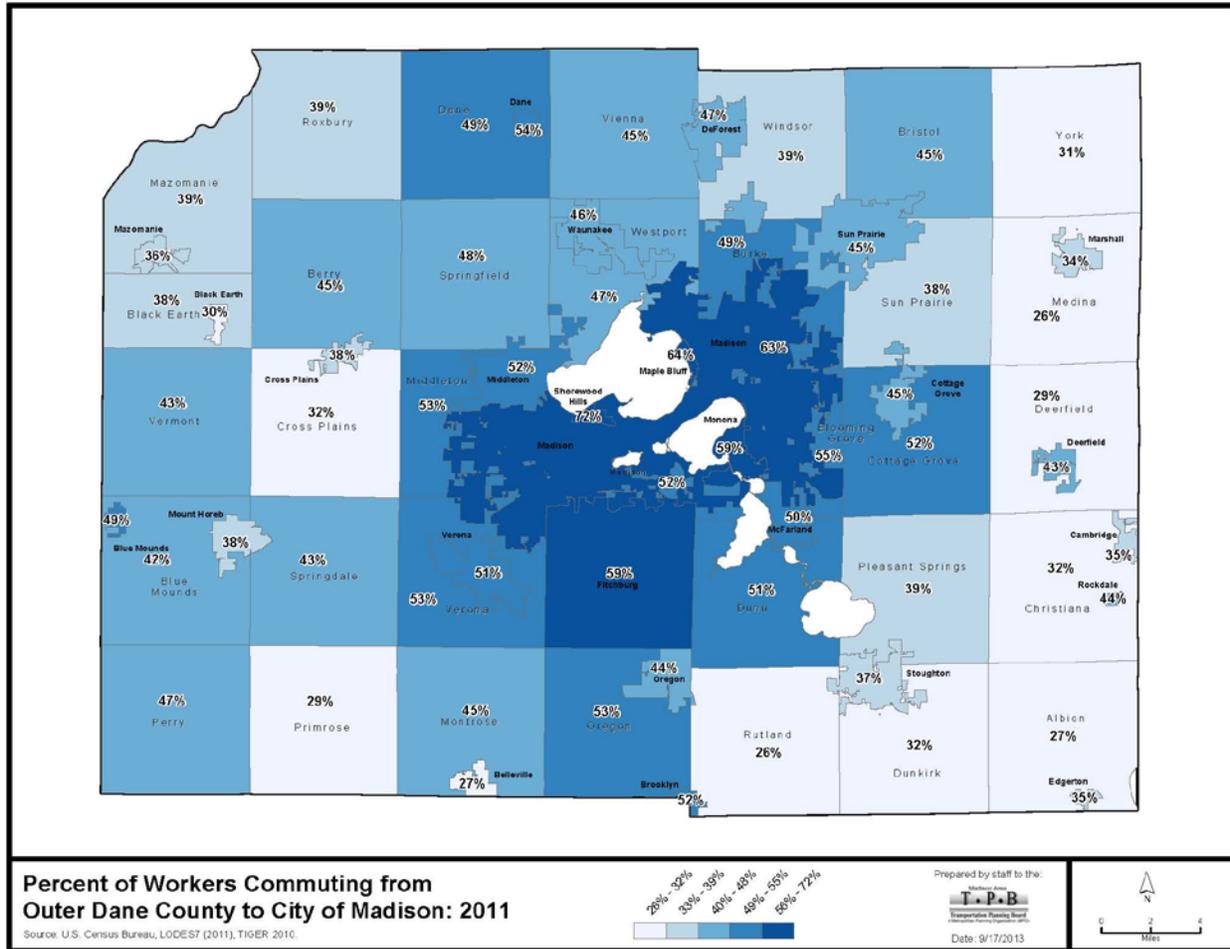
Data Source: 2007-2011 ACS

### Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	93,273	73%
30-59 Minutes	30,094	24%
60 or More Minutes	4,030	3%
<b>Total</b>	<b>127,397</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2007-2011 ACS



**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,008	432	1,654
High school graduate (includes equivalency)	24,231	1,450	5,278
Some college or Associate's degree	38,083	1,455	5,572
Bachelor's degree or higher	48,879	1,330	6,476

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	196	442	438	615	1,674
9th to 12th grade, no diploma	2,004	1,243	1,204	2,152	1,693
High school graduate, GED, or alternative	6,133	6,689	6,454	17,850	10,147
Some college, no degree	5,621	6,987	7,172	14,641	4,330
Associate's degree	1,043	3,648	4,467	8,284	1,207
Bachelor's degree	2,688	9,857	10,891	16,961	4,007
Graduate or professional degree	36	3,366	5,639	10,146	3,219

**Table 45 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,126
High school graduate (includes equivalency)	29,449
Some college or Associate's degree	35,534
Bachelor's degree	48,063
Graduate or professional degree	58,503

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

## Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Table 40 above shows that the number of workers (99,219) in Dane County exceeded the number of jobs (72,402) available, leaving a large number of workers without employment and/or forcing workers to work in fields outside of their area of expertise. The sector containing the largest share of workers in Dane County is Education and Health Care Services (16,109); however, the number of workers in this sector more than doubles the number of jobs (7,376). The largest sector based on number of jobs is Manufacturing which has a 17% share of the jobs in the Urban County and 13% share of workers. Other major employment sectors in the Urban County include Retail Trade (14% share of workers, 11% share of jobs), Finance/Insurance/Real Estate (12% share of workers, 9% share of jobs), and Arts/Entertainment/Accommodations (11% share of workers, 11% share of jobs).

## Describe the workforce and infrastructure needs of the business community:

Dane County is experiencing economic growth particularly in the IT, health services, construction and retail service areas. The unemployment rate in the County continues to rank as the lowest in the State. The unemployment rate for African Americans however is in excess of 20%. This is an area of opportunity for work to be done to decrease the barriers to employment among this ethnic group.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The County has convened a work group to increase minority employment in the construction trades. Funds from the County have been used to subsidize the work of Big Step – an employment and training group currently operating in Milwaukee – to initiate a program in Dane County to get individuals ready for employment in the construction trades. Additionally a consortium of existing community based employment and training organizations has been formed to work in concert with Big Step to prepare individuals for work in the trades. As this program succeeds, it is planned that the model will be used in other growth sectors such as IT and health care.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

As stated above, the areas of employment growth are fields that require preparation and training. The targeted population groups currently have a disproportionately high dropout rate and a lower graduation rate from high school. Transportation is another barrier with a disproportionately high percentage of individuals without a drivers license and/or access to a car or public transportation. Adequate childcare is another barrier requiring attention. These are areas that will require concentrated efforts and specific programming to affect solutions to these barriers.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The following initiatives are targeted at decreasing the barriers to employment currently impacting persons of color in Dane County. The successes of these efforts will decrease poverty, increase housing options and increase the quality of life for the targeted populations.

1. The Big Step program is targeted at increasing employment in the construction trades.
2. The Workforce Development Board recently received a “Fast Forward” grant from the State of Wisconsin to expand job training opportunities for targeted industries. This effort will compliment its existing Foundations for the Trades training program.

3. Madison College (the technical college serving Dane County) continues a variety of job training programs and classes.
4. The YWCA has a growing drivers license recovery program.
5. The Latino Academy, Operation Fresh Start, Urban League, YWCA and Centro Hispano have formed a consortium to prepare individuals for jobs in the construction trades.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

**Discussion**

Dane County has a highly educated population with 73.3% of the labor force having some college or an Associate's degree. There is a disproportionately greater need for employment training services for low-to moderate-income persons, and in particular the younger labor force population (19.25% for persons ages 16-25 compared to 3.35% for ages 25-65) and for persons of color (20% unemployment rate). Job training and job placement services for low and moderate income persons, youth and young adults, and minorities will continue to be a high priority use of CDBG funds for Dane County.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Disproportionally greater housing needs exists most predominately for Black/African American, Hispanic, and Asian households that experience multiple housing problems. Of the Black/African American households earning 0-30% AMI, 95% experience at least one housing problem, and 83% experience at least one severe housing problem. 92% of Hispanic households earning 0-30% AMI experienced at least one housing problem, and 22% earning 50-80% AMI experienced at least one severe housing problem. 42% of Asian households earning 80-100% AMI experienced at least one housing problem, and 28% earning 50-80% AMI experienced at least one severe housing problem.

The 2011 Analysis of Impediments to Fair Housing in Dane County report revealed that (outside of Madison) the Cities of Sun Prairie and Oregon have the highest populations of Black/African American persons, ranging from 2.49% to 28.37% of the total population in the given census tracts. The Cities of Sun Prairie, Verona, and Fitchburg contain sizable Asian populations, constituting between 1.98% and 5.20% of the total populations. A small portion of the City of Sun Prairie, the Towns of York and Medina, and the Village of Marshall all have substantial portions of their populations identifying as Hispanic, ranging from 7.17% to 28.73%. Additionally, census tracts 1401 and 1502, which comprise the NRSA located partially in the Town of Madison, Fitchburg, and the City of Madison, also contain relatively high populations of these ethnic/ racial groups (21% Black/African American, 24% Hispanic, 21% Asian). For this purpose, the definition of "concentrated" refers to areas where relatively high percentage of target populations that experience disproportionately greater housing needs reside.

Households whose income is below 50% AMI are those households most at-risk of housing cost burdens. 2006-2010 ACS data shows a high variability in the distributions of household incomes for residents of Dane County communities, however, lower income households (below 50% AMI) are generally more concentrated in cities near Madison. The municipality with the highest concentration of low-income households is the Town of Madison with 51.2% of residents earning below 50% AMI. The three communities with the highest percentage of households earning below 100% AMI are Town of Madison (81%), Village of Marshall (66.7%), and Village of Mazomanie (61.5%).

Excluding the City of Madison (72.88% of the County's persons in poverty), the three communities that contain the highest percent of Dane County's persons in poverty are the City of Fitchburg (4.56%), City of Sun Prairie (3.81%), and Town of Madison (2.91%). Excluding Madison (62.36% of County's households below 50% AMI), these three communities also contain the highest percentage of the County's households below 50% AMI (Sun Prairie 4.58%, Fitchburg 4.23%, Town of Madison 3.32%).

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The 2011 Analysis of Impediments to Fair Housing in Dane County report showed that most minorities are concentrated in areas that are close to the City of Madison. In the urban area, housing is more likely older and more affordable and/or some ethnicities prefer for cultural reasons to locate in close proximity to people that are of a similar or same cultural background. The two maps in this section below show areas of high racial/ethnic minority concentrations and poverty rates in the county. There are two census tracts in Dane County outside of Madison with 51% or greater LMI populations, in addition to several census tracts along Madison's south side that lie in both the City of Madison and Dane County Urban County Consortium. Two of these census tracts (1401 and 1502) comprise the NRSA and contain high poverty rates- 34.16% and 23.25%, respectively, compared to a 6.06% rate for the Dane County Urban County Consortium.

To determine if there are areas in Dane County (outside of Madison) where racial or ethnic minorities or low-income families are concentrated, HUD's broad definition of racially/ethnically- concentrated area of poverty (RCAP/ECAP) was used: RCAP/ECAPs must 1) have a non-white population of 50% or more, and 2) have a poverty rate of 40%. Only those census tracts overlaying Madison's southern border met both characteristics.

School district data provides another perspective on the areas with higher concentrations of presumably low-and-moderate income families (see Table 3 below). Between October 2009 and October 2013, all school districts in Dane County except Deerfield Community School District had higher proportions of their students qualifying for free and reduced lunches. The Village of Marshall had the highest percentage of free and reduced lunch students (42%), while the Village of Cambridge saw the highest increase in percentage (18% to 26%). The cities of Verona and Sun Prairie, which serve areas where multiple housing problems are concentrated and racial/ethnic and/or low-income families are concentrated (as defined above) had the highest number of students eligible for free and reduced lunch.

### **What are the characteristics of the market in these areas/neighborhoods?**

Census tracts along the southern border of Madison, including the NRSA, have a generally older housing stock and strong presence of rental housing. Both renter and owner-occupied units tend to be more affordable to lower-level income residents in these areas than in the County at-large.

### **Are there any community assets in these areas/neighborhoods?**

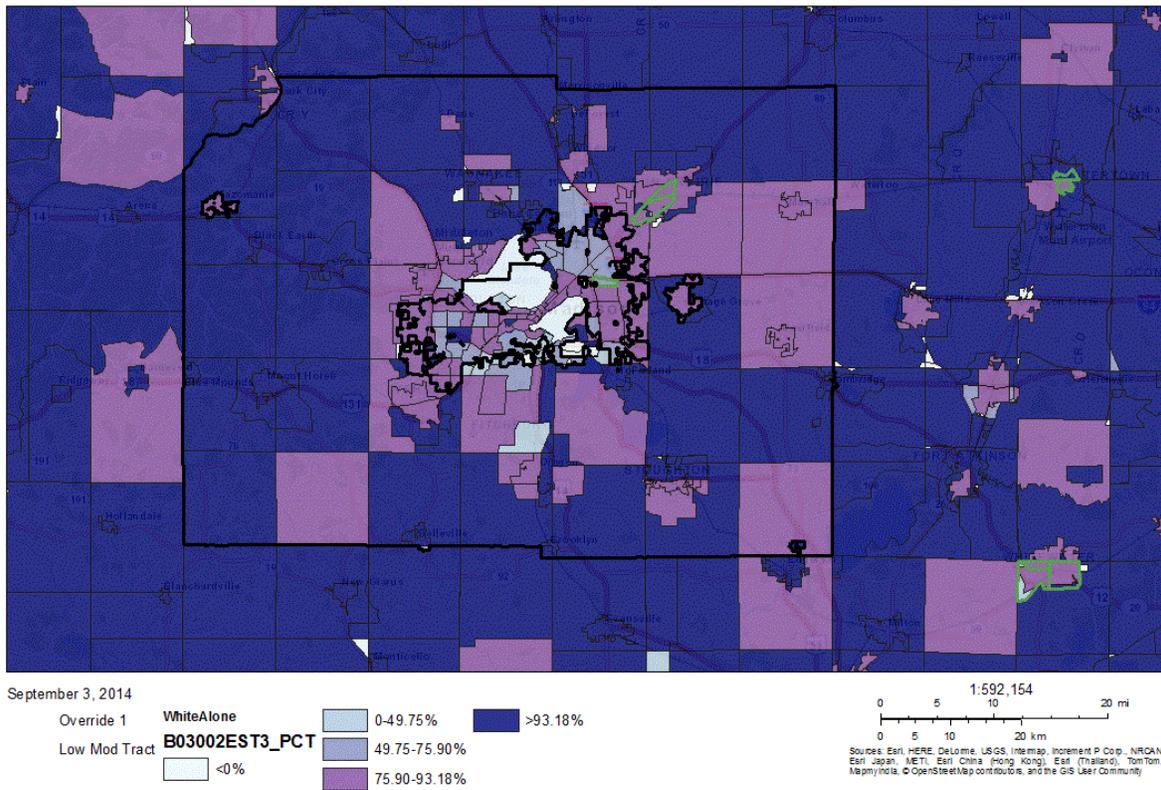
Much progress has been made since the adoption of the NRSA plan in 2001 including upgraded facilities at Southdale Park, creating a neighborhood community police officer position in the Southdale Neighborhood, storm water infrastructure improvements, and attracting ITT Technical College to the Novation Technology Campus. In 2011, Badger Rock Middle School opened it's doors as project-based school focused on urban agriculture and sustainability. The school also functions as a community center, and has partnered with the Center for Resilient Cities, Sustain Dane, and Growing Power to create a flagship environmental program that places cultural relevance, sustainable agriculture and environmental impact at the forefront of the curriculum. The school is considered a national

demonstration site for energy efficient building practices and features roof top gardens, a greenhouse, teen center, learning laboratories, café, and gathering spaces.

**Are there other strategic opportunities in any of these areas?**

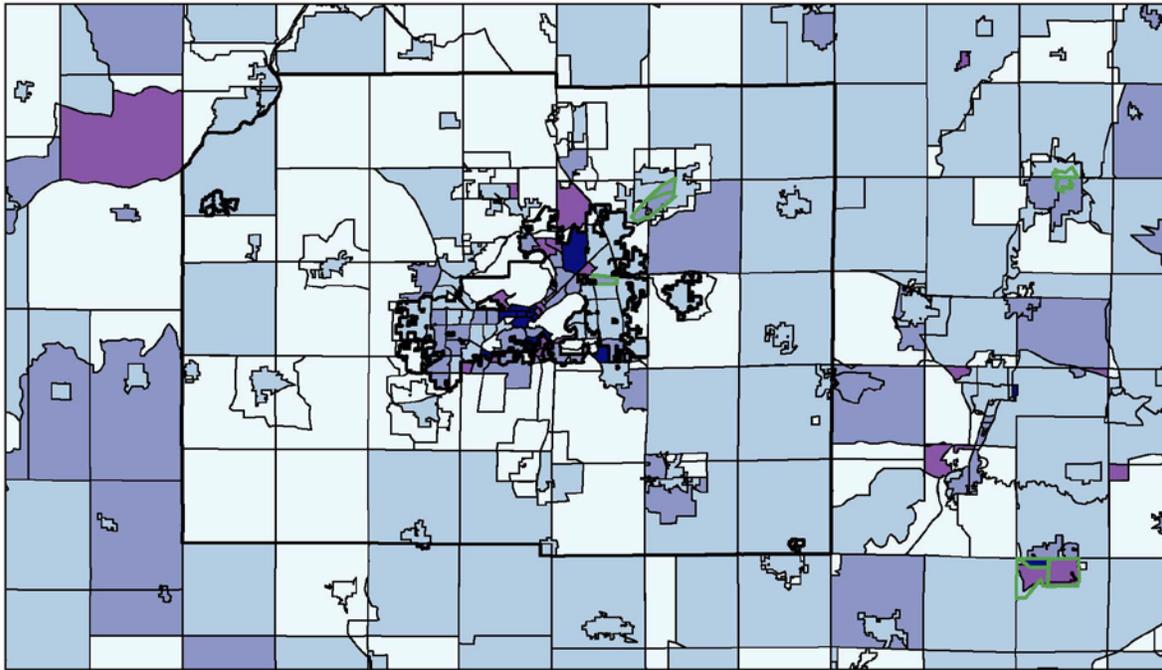
Although much progress has been made on the NRSA, there remains opportunities for helping to improve the quality of life for residents. Future activities include increasing access to transportation, rehab of renter and owner occupied units, street lighting and beautification projects, and continue to develop programs and support businesses in and around the Novation Technology Campus.

Dane County - Non-White Concentrations and LMI Census Tracts



Dane County - Non-White Concentrations and LMI Census Tracts

### Dane County - Poverty Rate and LMI Census Tracts



September 3, 2014

Override 1 **PovertyRate** 3.17-9.86% Poverty >38.20% Poverty  
 Low Mod Tract **B17021EST2\_PCT** 9.86-19.91% Poverty  
 <3.17% Poverty 19.91-38.20% Poverty

1:592,913

0 5 10 20 mi  
0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

**Table 3: Number and Percent of Students Eligible for Free and Reduced Lunches in Dane County by School District**

School District	Data Type	Year				
		2009	2010	2011	2012	2013
Belleville	Number	168	220	181	193	191
	Percent	18%	23%	19%	20%	20%
Cambridge	Number	157	210	231	225	240
	Percent	18%	24%	27%	25%	26%
De Forest Area	Number	656	727	770	713	700
	Percent	20%	23%	24%	22%	21%
Deerfield Community	Number	178	192	154	160	143
	Percent	23%	25%	19%	21%	19%
Marshall	Number	403	403	460	411	483
	Percent	35%	35%	37%	36%	42%
McFarland	Number	372	402	395	425	421
	Percent	17%	19%	18%	19%	19%
Middleton-Cross Plains	Number	924	1,100	1,107	1,202	1,197
	Percent	16%	18%	18%	19%	19%
Monona Grove	Number	494	576	511	605	664
	Percent	17%	19%	18%	21%	22%
Mount Horeb Area	Number	293	321	356	378	393
	Percent	12%	14%	15%	16%	17%
Oregon	Number	512	552	660	588	717
	Percent	14%	16%	19%	17%	20%
Stoughton Area	Number	588	715	788	752	698
	Percent	17%	22%	25%	23%	23%
Sun Prairie Area	Number	1,593	1,805	1,914	2,116	2,033
	Percent	25%	28%	29%	31%	29%
Verona Area	Number	1,348	1,521	1,500	1,597	1,691
	Percent	29%	31%	30%	32%	33%
Waunakee Community	Number	255	314	351	341	358
	Percent	7%	9%	9%	9%	9%
Wisconsin Heights	Number	216	255	308	261	241
	Percent	26%	32%	39%	35%	34%

Source: Wisconsin Department of Public Instruction, [http://fns.dpi.wi.gov/fns\\_progstat](http://fns.dpi.wi.gov/fns_progstat).

Note: Data reflects the count of those students eligible each October. Students are eligible for free or reduced price school lunches if their family income is below 185% of the federal poverty level.

### Free and Reduced Lunches by School District

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The mission of Dane County in administering the CDBG/HOME programs is to develop viable urban communities in the County by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low-and-moderate income residents

Dane County is expected to receive approximately \$1.4 million each year 2015 to 2019 from the CDBG and HOME programs. These funds will be used to address the priority needs of Dane County over the next five years. In general, these needs are concentrated in areas of affordable housing, economic development, public services, public facilities/ infrastructure, and program planning/administration.

The Office of Workforce and Economic Development of the Dane County Executive Office is the lead agency for overseeing the development of this Plan for the Dane County Urban County Consortium. Staff from this office will work with internal County departments, local community funders, housing agencies, public service providers and neighborhood organizations to address the priorities, goals and objectives in the Strategic Plan. Private agencies that help carry out the Strategic Plan are typically selected as subrecipients through an annual Request-for-Proposal (RFP) process. The program is overseen by the Community Development Block Grant Commission and the Federal Department of Housing and Urban Development.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Dane County Urban County Consortium
	<b>Area Type:</b>	Participating Jurisdiction
	<b>Other Target Area Description:</b>	Participating Jurisdiction
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	TOWN OF MADISON, WI
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	4/1/2002
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	

	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Dane County is located in the rolling hills of south central Wisconsin. The unique natural landscape (including habitat for 60 endangered or threatened species) is at the intersection of four statewide ecological zones and a terminal glacial moraine. Preserving the archeological and architectural heritage of the land that has been continuously settled since 600 A.D. means honoring and respecting the diversity of the people of the region who live in the 61 different cities, villages, and towns. This is a delicate balance for an ever-evolving community.

Dane County contains 61 local units of government: 8 cities, 19 villages, and 34 unincorporated towns; 3 villages and a city are partially in the county.

Allocations are typically based geographically only in that an application is received from a participating municipality for a project primarily benefiting low-and-moderate income households that meets the priorities of the Dane County 2015-2019 Consolidated Plan for Housing and Community Development and is recommended for funding by the CDBG Commission.

The Town of Madison contains a Neighborhood Revitalization Strategy Area (NRSA), which includes census tracts 1401 and 1502. According to 2011 ACS data, 43.39% of households in census tract 1502 pay >30% on housing costs and 15.21% of residents are unemployed, and 60.87% of households in census tract 1401 pay >30% on housing costs and 13.25% of residents are unemployed. While priority is given to projects in this NSRA, funding is competitive and measured against other community needs and funding resources.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Housing Availability/ Affordability
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Participating Jurisdiction
	<b>Associated Goals</b>	Increase access to affordable quality housing
	<b>Description</b>	Provide energy efficiency improvements as a means to promote continuing affordability of housing; Promote the rehabilitation of existing owner-occupied housing as a means to maintain affordable housing; Provide accessibility improvements as a means to help low-and-moderate income households with disabilities maintain existing housing; Promote homeownership for low-and-moderate income households through the provision of loans for down payment and closing cost assistance; Promote the development of owner-occupied affordable single-family housing units; Develop housing for special population groups, such as people who are homeless, seniors, and persons with disabilities; Provide the rehabilitation of affordable renter-occupied housing units; Develop affordable rental housing units; Provide tenant-based rental assistance to expand affordable rental opportunities.

	<b>Basis for Relative Priority</b>	In the 2013 Community Survey, 87 respondents (47.5%) indicated that housing should be the highest priority, more than double the respondents for the next highest priority area of economic development (41 respondents/ 22.4%). Through consultation with organizations that assist low-income and special needs populations, the Needs Assessment and Market Analysis sections of this Plan affirmed that affordable housing is overwhelmingly regarded as a critical housing and supportive service need.
2	<b>Priority Need Name</b>	Economic Opportunity
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Participating Jurisdiction
	<b>Associated Goals</b>	Expand economic opportunities for LMI persons
	<b>Description</b>	Provide loans for micro-businesses to start-up or grow; provide technical assistance for persons wanting to start a business; expand job training opportunities.
	<b>Basis for Relative Priority</b>	In the 2013 Community Survey, economic development was ranked as the second highest priority (behind housing) by respondents. Within the economic development section, the top three high priority spending items (in order) were job skills training, business loans, and technical assistance for persons wanting to start a business.
3	<b>Priority Need Name</b>	Public Services Accessibility
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	<p>Participating Jurisdiction</p>
<p><b>Associated Goals</b></p>	<p>Assure access to public services for LMI persons</p>
<p><b>Description</b></p>	<p>Provide needed public services to persons with low-and-moderate incomes, particularly those with special needs; increase services to homeless population outside the City of Madison.</p>

	<b>Basis for Relative Priority</b>	In the City-County Public Input survey conducted in 2013, the question that respondents ranked as the highest priority funding area was to "Support mental health care and alcohol and other drug addiction (AODA) services." In the Dane County 2013 Community Survey, 44% (81) respondents indicated that money should be spent on transportation between their community and other communities in Dane County. This put this item in the top ten high priority items for spending overall. Transportation, such as public transportation within their community, was also high on the list of priorities in the category of infrastructure with 38% (69) of the respondents indicating that money should be spent on this.
4	<b>Priority Need Name</b>	Public Facilities and Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Participating Jurisdiction
	<b>Associated Goals</b>	Improve public facilities/develop infrastructure
	<b>Description</b>	Promote the acquisition and demolition of blighted properties; Improve accessibility to public buildings for persons with disabilities through the installation of ramps, automatic door openers, and other modifications; Provide gap financing in the form of loans and/or grants to provide infrastructure improvements; Provide assistance to construct or rehabilitate senior centers, youth centers, and other public facilities.

	<b>Basis for Relative Priority</b>	<p>In the Dane County 2013 Community Survey, in the area of infrastructure, survey respondents were asked to indicate the priority they would give to each of the 14 items. Of the public improvements items listed in this section, clean-up of contaminated sites and improved street lighting fell in the top half of the list of respondents indicated high priority items. Clean-up of contaminated sites presented a mixed bag of responses. On the one hand, 40% of survey respondents indicated this was a high priorities for spending. On the other hand, this nearly received the largest number of respondents (11%) indicating there was no need for funding. Improved street lighting ranked sixth on the list with 34% (63) respondents indicating high priority.</p> <p>In the Dane County municipality survey conducted in 2013-2014, participants were asked to review a list of 19 possible issues and challenges their municipality may be facing, and identify/ rank (1=highest priority, 7=lowest priority) the top seven priorities for their municipality. Out of 14 completed surveys returned, "downtown revitalization (facade improvements)" received the most number of high priority votes (5), followed by "acquisition and demolition of blighted properties" (2). "Acquisition and demolition of blighted properties" tied for the most number of total votes from any priority level with (9).</p>
5	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	Participating Jurisdiction
	<b>Associated Goals</b>	Strong Program Planning and Administration
	<b>Description</b>	Planning and administration including fair housing activities and submission of applications for federal programs.
	<b>Basis for Relative Priority</b>	Funds to ensure successful and adequate administration of the CDBG/HOME programs including fair housing activities and submission of applications for federal programs.
6	<b>Priority Need Name</b>	Disaster Assistance

<b>Priority Level</b>	Low
<b>Population</b>	Extremely Low Low Moderate Other
<b>Geographic Areas Affected</b>	Participating Jurisdiction
<b>Associated Goals</b>	Urgent Need Response to Natural Disasters
<b>Description</b>	Set aside dollars to be used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.
<b>Basis for Relative Priority</b>	Funds set aside to be used in response to natural disasters or other unexpected events.

**Narrative (Optional)**

Priority needs were identified based on the housing needs assessment, housing market analysis, citizen input, and consultation with outside organizations.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Dane County may spend CDBG/HOME funds on Tenant Based Rental Assistance (TBRA) as part of a strategy to serve low- and very-low income renter households. Extremely low vacancy rates, rising rents, and long waiting lists for subsidized housing all point to the need for more affordable rental opportunities in the county, especially for the lowest income households.
TBRA for Non-Homeless Special Needs	According to special needs providers consulted, there is a lack of rental assistance available for their clients who have very low and low incomes. Existing rental assistance programs are not keeping pace with the growing special needs populations. Market pressures on the private rental market have raised rents and reduced inventory, making it more difficult for these households to find rental units that they can afford. TBRA could be used to help clients of these agencies find affordable, decent, and accessible housing while on the waiting list for existing Section 8 and other rental assistance programs, or for accessible units in properties such as those owned by the DCHA.
New Unit Production	There is a gap between number of affordable housing units in Dane County and the number of households who need affordable housing. 9,501 households (both renter and owner) report a housing cost burden greater than 50% of their income. An additional 20,471 reported a housing cost burden greater than 30% of their income. Dane County is also experiencing an extremely low rental vacancy rate which has been consistently below 3% since 2012, making it difficult for households to obtain rental units.
Rehabilitation	There is significant need for owner and rental rehabilitation. Nearly half of the Dane County housing stock was built prior to 1980. Housing units may need rehabilitation for code deficiencies, accessibility modification, energy efficiency improvements, and general maintenance. Twenty-seven percent of Dane County’s owner-occupied housing units report having at least one-selected housing condition, and thirty-nine percent the County’s occupied rental units report having a least one housing condition.
Acquisition, including preservation	Market conditions are such that landlords are often not willing to leave units vacant in order to perform costly and time consuming rehabilitation on them. Rental housing demand is so strong that landlords can rent units that are minimally acceptable. If there are opportunities for affordable housing providers and special needs housing groups to acquire these properties and rehab them for their clients, Dane County will consider supporting them through CDBG/HOME funds. This could offer a cost effective approach for providing more affordable, decent rental units.

**Table 49 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

This Consolidated Plan provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, by the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan is for the period of January 1, 2015 through December 31, 2019.

Dane County presents the First Year Action Plan for the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds expected to be received from the Department of Housing and Urban Development (HUD) for the period of January 1, 2015 through December 31, 2019.

The primary objective of the Community Development Block Grant Program as stated in Title I of the Housing and Community Development Act of 1974, as amended, is the development of viable urban communities. This is achieved by:

- Providing decent housing,
- Providing a suitable living environment, and
- Expanding economic opportunities.

Each activity funded by CDBG must meet one of three national objectives:

- Benefit to low and moderate-income persons,
- Aid in the prevention or elimination of slums or blight; and
- Meet a particularly urgent community development need.

No less than 70% of funds are to be spent on activities that benefit low and moderate- income persons. Spending on public service activities is limited to 15% of the program year allocation plus 15% of the preceding year's program income.

Four categories can be used to meet the LMI national objective (for a description of each National Objective, please see the discussion section below):

1. Area benefit activities (LMA)
2. Limited clientele activities (LMC)
3. Housing activities (LMH) or
4. Job creation or retention activities (LMJ)

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,010,334	0	302,338	1,312,672	4,026,048	The expected amount available remainder of Con Plan is based off of Dane County's 2014 CDBG allocation. Because of the inconsistent amount of program income (PI) received each year, PI is not factored into the expected amount available each year of the Con Plan, but will be reallocated (when available) to fill funding gaps on a year-to-year basis.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	391,269	0	364,534	755,803	1,565,076	The expected amount available remainder of Con Plan is based off of Dane County's 2014 HOME allocation. Because of the inconsistent amount of program income (PI) received each year, PI is not factored into the expected amount available each year of the Con Plan, but will be reallocated (when available) to fill funding gaps on a year-to-year basis.

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will be used to leverage other public and private resources in the housing, public facilities, public services, and economic development areas.

Matching fund requirements, along with the needed documentation, are specified in the subrecipient agreements. Matching funds include non-federal cash sources, infrastructure, appraised land/real property, and site preparation, construction materials, and donated labor.

The Commercial Revitalization Revolving Loan Fund (CRLF) and Economic Development Revolving Loan Fund (ED-RLF) projects must leverage at least \$1 of non-federal funds for every \$1 of RLF funds. Based on the risk involved, leverage rates required by the CDBG Commission may be higher on working capital and improvements to real property. Non-federal funds include: personal funds advanced by the Borrower; loan funds contributed by a bank, credit union, or savings and loan; private foundation funds; angel investor funds; and other non-federal sources. Federal funds are defined as those originating from a federal source, such as the U.S. Department of Agriculture - Rural Development, U.S. Small Business Administration, and the Wisconsin Housing and Development Authority (WHEDA).

CDBG funds will be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

It is anticipated that a portion of Dane County's 2015 CDBG fund allocation will be used for rehab improvements to two properties owned by Dane County; a Dane County Homeless Day Shelter located in the Town of Madison, and a food pantry serving the Verona School District located in the City of Verona.

**Discussion**

Area Benefit Activities (LMA)

Activities that benefit all residents of a particular area, where at least 51 percent of the residents are LMI persons. HUD uses a special run of the Census tract block group data to identify these areas. HUD permits an exception to the LMI benefit area for certain entitlement communities. Dane County is allowed to qualify activities based on the "exception criteria" or "upper quartile". Currently, activities that benefit areas where at least 42.8% of the residents are LMI qualify as an area benefit. Communities may also undertake surveys in areas using HUD approved survey instruments and methodology to determine the percentage of LMI in a service area.

Limited Clientele Activities (LMC)

Under this category 51% of the beneficiaries of the activity have to be LMI persons. Activities must meet one of the following tests:

- Benefit a clientele that is generally presumed to be LMI. This presumption covers abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers; or
- Require documentation on family size or income in order to show that at least 51% of the clientele are LMI; or
- Have income eligibility requirements limiting the activity to LMI persons only; or
- Be of such a nature and in such a location that it can be concluded that clients are primarily LMI.

#### Housing Activities (LMH)

These are activities that are undertaken for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by LMI households. Structures with one unit must be occupied by a LMI household. If the structure contains two units, at least one unit must be LMI occupied. Structures with three or more units must have at least 51% occupied by LMI households.

#### Job Creation or Retention Activities (LMJ)

These are activities designed to create or retain permanent jobs, at least 51% of which (computed on a full-time equivalent basis) will be made available to or held by LMI persons.

The HOME Program was created by the National Affordable Housing Act of 1990. The intent of the program is to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families. HOME funds may be used for:

- Homeowner Rehabilitation- to assist existing owner-occupants with the repair, rehabilitation, or reconstruction of their homes.
- Homebuyer Activities- to finance the acquisition and/or rehabilitation or new construction of homes for homebuyers.
- Rental Housing- affordable rental housing may be acquired and/or rehabilitated, or constructed.
- Tenant-Based Rental Assistance- financial assistance for rent, security deposits, and, under certain conditions, utility deposits may be provided to tenants.

There is a 25 percent matching obligation for HOME funds.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Dane County Office of Economic & Workforce Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
DANE COUNTY HOUSING AUTHORITY	PHA	Public Housing Rental	Jurisdiction
Dane County Homeless Services Consortium	Continuum of care	Homelessness	Jurisdiction
Dane County CDBG Commission	Other	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
DANE COUNTY DEPT OF HUMAN SERVICES	Departments and agencies	Economic Development Non-homeless special needs public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Dane County Department of Land & Water Resources	Departments and agencies	neighborhood improvements public facilities	Jurisdiction
Dane County Department of Planning and Development	Departments and agencies	Ownership Planning Rental	Jurisdiction
Dane County Department of Public Works, Highway, and Transportation	Departments and agencies	neighborhood improvements public facilities	Jurisdiction
Dane County Emergency Management	Departments and agencies	neighborhood improvements public facilities	Jurisdiction
Dane County Office of Equal Opportunity	Departments and agencies	Non-homeless special needs	Jurisdiction
US Dept of Housing and Urban Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Nation
Wisconsin Department of Administration- Division of Housing	Government	Homelessness Ownership Rental	State
WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY	Government	Homelessness Ownership Rental	State
COMMUNITY ACTION COALITION FOR SO CENTRAL WI	Non-profit organizations	Homelessness public services	Region

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
HABITAT FOR HUMANITY OF DANE COUNTY	Non-profit organizations	Ownership	Region
INDEPENDENT LIVING, INC	Non-profit organizations	public services	Region
MOVIN OUT, INC	Non-profit organizations	Rental public services	Region
North/Eastside Senior Coalition	Non-profit organizations	Non-homeless special needs	Region
OPERATION FRESH START	Non-profit organizations	Economic Development Ownership	Region
PROJECT HOME, INC	Non-profit organizations	Ownership Rental	Region
Stoughton United Ministries	Non-profit organizations	public services	Region
WISCONSIN WOMEN'S BUSINESS INITIATIVE CORPORATION	Non-profit organizations	Economic Development	Region
YWCA OF MADISON INC	Non-profit organizations	Homelessness public services	Region
Access Community Health Centers	Non-profit organizations	public services	Region
Verona Area Needs Network	Non-profit organizations	public services	Region

**Table 51 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

Since their inception, the CDBG and HOME programs in Dane County have dedicated a large portion of their resources to working with non-profit organizations to produce and maintain affordable housing. This nonprofit infrastructure functions as the principal housing and social service delivery system, as well as, helps further the economic development goals. These organizations are typically selected as subrecipients through an annual competitive request-for-proposal (RFP) process. If there are no respondents to an RFP, then Dane County purchasing standards allow a subrecipient to be selected by either re-issuing the RFP or by selecting the subrecipient on the open market.

The program is overseen by the Community Development Block Grant Commission and the federal Department of Housing and Urban Development (HUD).

The Dane County *Comprehensive Plan* adopted October 18, 2007 with extensive community input provides an overarching umbrella for the myriad of plans at the local municipality and County level. This plan includes overall goals for housing, transportation, utilities and public facilities, economic development, land use, and more.

The County Commission on Economic and Workforce Development identifies and promotes economic opportunities that benefit residents, businesses, communities, and agricultural enterprise in Dane County. This group provides oversight on the implementation of the Economic Development chapter of the County's *Comprehensive Plan*; identifies and pursues funding opportunities to implement these opportunities; represents Dane County in regional economic development plans and initiatives; and reports to the County Board regarding the status of the Committee's priorities and action plan.

Dane County has a rich array of dedicated organizations through which services are delivered. The 2-1-1 system implemented by the United Way of Dane County provides one means to link those in need with service providers. However, the lack of a regional transportation system makes it difficult for all residents to access those services.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	X
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	

Transportation	X	X	X
<b>Other</b>			
	X	X	

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Rodney Scheel House in Madison includes 23 apartments for persons living with HIV and their families. A resident service coordinator assists the residents to obtain needed social services to help them continue to live independently.

In 2013, 3,370 people were reported to have been served at least one night by a shelter program in Dane County. The number of people served by area service providers has fluctuated over the years. The 2013 total of 3,370 individuals represents a slight reduction from the 3,382 reported served in 2012, but is higher than the numbers reported in 2010 (3,136) and 2011 (3,079).

In 2013, Porchlight, Tellurian and Youth Services of Southern Wisconsin (YSOSW) provided outreach services to homeless individuals by developing relationships and connecting them to services, medical treatment, income and housing. The funding sources for these programs generally stipulated their target population. Tellurian’s PATH ReachOut program employed three outreach workers (2.5 FTE) whose primary target population was individuals with severe mental illness who spent time in the downtown and State Street area. One of the outreach workers worked for Porchlight, providing services to single men who used the men’s’ Drop-In shelter. YSOSW clients frequented the downtown/State Street area as well as various Madison neighborhoods. YSOSW employed up to two outreach workers (1.5 FTE) as part of its Street Outreach Program, serving homeless unaccompanied youth age 12-24. One of the goals of the YSOSW program was to provide education regarding AIDS/HIV and STD prevention. Porchlight also employed one outreach worker whose service boundaries included the City of Madison and whose population needed only be homeless to be eligible. Porchlight partnered with the Meriter Foundation-funded HEALTH Hut to provide medical services to homeless street people.

Significant service provider support from public and private funders has helped prevent homelessness for many households. A number of Homeless Services Consortium agencies provide support services and financial assistance to help prevent homelessness in the form of back rent and short-term rent subsidies. Housing mediation services, as well as the provision of legal advocacy, have also helped many tenants remain in housing, avoid eviction and have thus prevented homelessness in many cases.

In 2013, 1,280 households at risk of homelessness (596 families with children, 628 single adults and 56 couples with no children) avoided homelessness and maintained stable housing. They did this with financial assistance from Community Action Coalition and Porchlight (the two largest homeless prevention program providers in Dane County) as well as Middleton Outreach Ministry. Another 473

households avoided homelessness through legal advocacy, housing mediation services and tenant education provided by the Tenant Resource Center, Legal Action of Wisconsin and YWCA of Madison.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Homeless Services Consortium (HSC), which functions as the local Continuum of Care (CoC) for Dane County, not only plans but manages the homeless system's coordination on an ongoing basis. Monthly membership meetings, along with committee meetings, deal with issues such as best practice service models, legislative issues, policies and practices governing emergency shelters, and collaborative applications for funding. These meetings provide an important venue for consumers, providers, and funders to identify system-wide service gaps and community-based solutions.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Long-term solutions involve collaboration, and Dane County will continue to collaborate with community partners in order to achieve the goals and address the needs prioritized in this Plan.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase access to affordable quality housing	2015	2019	Affordable Housing	Dane County Urban County Consortium	Housing Availability/ Affordability	CDBG: \$1,375,334 HOME: \$2,125,244	Rental units constructed: 15 Household Housing Unit  Rental units rehabilitated: 12 Household Housing Unit  Homeowner Housing Added: 12 Household Housing Unit  Homeowner Housing Rehabilitated: 160 Household Housing Unit  Direct Financial Assistance to Homebuyers: 60 Households Assisted
2	Expand economic opportunities for LMI persons	2015	2019	Non-Housing Community Development	Dane County Urban County Consortium	Economic Opportunity	CDBG: \$918,267	Jobs created/retained: 80 Jobs  Businesses assisted: 60 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assure access to public services for LMI persons	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dane County Urban County Consortium	Public Services Accessibility	CDBG: \$731,200	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted  Homelessness Prevention: 50 Persons Assisted
4	Improve public facilities/develop infrastructure	2015	2019	Non-Housing Community Development	TOWN OF MADISON, WI Dane County Urban County Consortium	Public Facilities and Improvements	CDBG: \$1,066,289	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted  Facade treatment/business building rehabilitation: 10 Business
5	Strong Program Planning and Administration	2015	2019	Planning and Administration	Dane County Urban County Consortium	Planning and Administration	CDBG: \$1,010,334 HOME: \$195,635	
6	Urgent Need Response to Natural Disasters	2015	2019	Non-Housing Community Development Urgent Need	Dane County Urban County Consortium	Disaster Assistance	CDBG: \$252,584	

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase access to affordable quality housing
	<b>Goal Description</b>	Provide energy efficiency improvements as a means to promote continuing affordability of housing; Promote the rehabilitation of existing owner-occupied housing as a means to maintain affordable housing; Provide accessibility improvements as a means to help low-and-moderate income households with disabilities maintain existing housing; Promote homeownership for low-and-moderate income households through the provision of loans for down payment and closing cost assistance; Promote the development of owner-occupied affordable single-family housing units; Develop housing for special population groups, such as people who are homeless, seniors, and persons with disabilities; Provide the rehabilitation of affordable renter-occupied housing units; Develop affordable rental housing units.
2	<b>Goal Name</b>	Expand economic opportunities for LMI persons
	<b>Goal Description</b>	Provide loans for micro-businesses to start-up or grow; provide technical assistance for persons wanting to start a business; provide loans to businesses meeting the priorities and requirements of the Commercial Revolving Loan fund; expand job training opportunities.
3	<b>Goal Name</b>	Assure access to public services for LMI persons
	<b>Goal Description</b>	Provide needed public services to persons with low-and-moderate incomes, particularly those with special needs; increase services to homeless population outside the City of Madison.
4	<b>Goal Name</b>	Improve public facilities/develop infrastructure
	<b>Goal Description</b>	Promote the acquisition and demolition of blighted properties; Improve accessibility to public buildings for persons with disabilities through the installation of ramps, automatic door openers, and other modifications; Provide gap financing in the form of loans and/or grants to provide infrastructure improvements; Provide assistance to construct or rehabilitate senior centers, youth centers, and other public facilities.
5	<b>Goal Name</b>	Strong Program Planning and Administration
	<b>Goal Description</b>	Planning and administration including fair housing activities and submission of applications for federal programs.

6	<b>Goal Name</b>	Urgent Need Response to Natural Disasters
	<b>Goal Description</b>	CDBG funds to be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

An estimated 68 extremely low-, low-, and moderate- income (LMI) families will be provided affordable housing in 2015 (see Action Plan AP-55) through projects including new unit production, rehab of existing units, acquisition of existing units, and direct financial assistance to homebuyers. Based on the number of LMI families provided affordable housing in year one of the Consolidated Plan, along with the goals and priority needs of the County over the next five years, an estimated 259 LMI families will be provided affordable housing.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The DCHA has indicated that there is no imminent need to increase the number of accessible units based on current needs of the residents living in the public housing units. However, they recommend that any new units that are developed be accessible.

### **Activities to Increase Resident Involvements**

The Resident Advisory Board consists of residents of Dane County public housing units and meets on an as needed basis to involve residents in affordable housing issues and include residents in the decision-making process. At least one Resident Advisory Board meeting will be held to discuss the new and upcoming DCHA 5-Year Plan.

The DCHA has encouraged residents to become engaged in the upkeep of their residences by turning the responsibility for lawn mowing and yard upkeep over to those living in duplexes, townhouses, and single family homes. This initiative resulted in another cost savings for the housing authority.

To encourage resident participation in management, the DeForest Housing Authority holds monthly meetings, open to all, for the Senior apartment complex during which needs and future plans are discussed.

According to Bev Thompson with Brouihahn, the Management company works closely with the Senior Center in Stoughton and encourages their residents to be active. Notices of activities, transportation opportunities, etc. are regularly posted. The company keeps an “open” door policy.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

There is an emphasis in Dane County on the development of housing on infill sites to create additional units of affordable housing. Although infill development can reduce sprawl and preserve prime agricultural farmland, it is often more expensive to develop than greenfield development. This is due to the costs of assembling parcels, the potential for environmental remediation, the potential for lead based paint hazards, and the costs of tearing down or rehabilitating older buildings.

Another barrier to affordable housing is that housing costs in Dane County continue to rise at a disproportionate rate to family income, even with the current housing market slowdown thus creating a greater demand for such housing. Federal assistance under the CDBG and HOME programs to develop units of affordable housing is woefully lacking to meet the demand for such housing. 29% of households in Dane County (outside the City of Madison) are paying greater than 30% of their gross income on rent. There are 26,323 renter-occupied units in Dane County (outside the City of Madison), which results in 7,634 renters in need of affordable housing.

Still another barrier to affordable housing is the permitting and zoning process in Dane County, which often can be long and arduous, thus increasing costs to the developer. Dane County is working on streamlining the process to make the process more user-friendly.

The County contracted with Maxfield Research to update the Analysis of Impediments To Fair Housing Choice in Dane County. The final report was provided in mid-2011 and is available on the County web site at:

[http://pdf.countyofdane.com/humanservices/cdbg/2011/analysis\\_of\\_impediments\\_to\\_fair\\_housing\\_choice\\_2011\\_final.pdf](http://pdf.countyofdane.com/humanservices/cdbg/2011/analysis_of_impediments_to_fair_housing_choice_2011_final.pdf). Among the identified fair housing impediments were high housing costs, availability of affordable housing, housing for seniors (particularly those in outlying areas), increasing owner cost burdens and the increased risk of foreclosure, and restrictive zoning/ land use regulations that may add significant cost to the construction of housing.

In November 2007, Dane County passed the Dane County Comprehensive Plan that included a Housing Chapter that outlined goals, objectives, policies, and programs that Dane County could pursue to promote a range of housing choices for residents of all income levels, age groups, and needs. This portion of the Comprehensive Plan may be found

at: [http://danedocs.countyofdane.com/webdocs/PDF/PlanDev/ComprehensivePlan/CH2\\_Housing.pdf](http://danedocs.countyofdane.com/webdocs/PDF/PlanDev/ComprehensivePlan/CH2_Housing.pdf)

The full plan may be linked from: <http://www.daneplan.org/plan.shtml> The Plan outlines the strategies Dane County intends to undertake to remove or ameliorate barriers to affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Dane County will continue to provide public assistance funding to private sector and non-profit organizations that support the goal of increasing the supply and availability of affordable housing units as described in this Strategic Plan.

The final report of the *Analysis of Impediments to Fair Housing Choice in Dane County* provided recommendations for overcoming the effects of impediments to fair housing, and included the following recommendations: Increasing the development of affordable housing; disseminating information to surrounding jurisdictions to increase the awareness of the consequences of codes and ordinances that restrict or prevent the development of affordable housing; monitoring rental vacancy rates and, in conjunction with local developers, assist in developing affordable housing in locations that are situated in close proximity to employment concentrations, goods and services, and public transit, and; have additional efforts to provide education and outreach services to persons who have language and cultural barriers that limit their ability to obtain and maintain stable housing.

The Dane County CDBG Commission will review and update their work plan to address the identified impediments to fair housing choice. This is updated following the end of the calendar year in order for the Commission to evaluate the effectiveness of the actions undertaken during the prior year. Applications for housing, and the resulting units, to be assisted with CDBG and HOME funds will be reviewed to assure that the housing is fully available to all residents of the community, regardless of race, color, national origin, gender, handicap, or familial status.

Dane County Department of Planning and Development will continue to staff a County Board committee called the Task Force for the Prioritized Revision of Chapter 10, Zoning, of the Dane County Code of Ordinances. The task force is systematically reviewing Dane County's Zoning Ordinance, Chapter 10 of the Dane County Code, for possible updates and amendments. The County has opted to go this limited, incremental route, as opposed to a wholesale, comprehensive rewrite of the entire ordinance. As part of their effort, the task force has established a running 'laundry list' of potential amendments, from which they periodically prioritize near-term amendments on which to work. Two amendments of note on their list include. "Allow for and promote smaller lot sizes, setbacks, road widths, zero (setback) lot lines, and other regulations that decrease housing costs, as defined in the BUILD Traditional Neighborhood Design draft ordinance, where appropriate," and accommodate assisted, multi-family senior housing." This last item has been proposed by the Dane County Towns Association and would be for assisted, multi-family senior housing in the rural, unincorporated areas of Dane County.

The Dane County Housing Authority plans to convert the 86 units of Public Housing owned it owns. 44 of the units will be converted to project-based rental assistance under Rental Assistance Demonstration (RAD), and the remaining units converted under Voluntary Conversion to Housing Choice Vouchers. The DCHA will continue to promote adequate and affordable housing by giving preference to families that have a rent burden (paying 50% or more of gross income for rent and utilities), displaced (according to HUD definition), and those living in substandard housing (according to HUD definition). Families that are homeless qualify for preference under the category of those living in substandard housing. At least

40% of Public Housing residents are at or below 30% of the area medium income limit and 75% of new admitted families to the Section 8 program are at or below 30% of the area median income.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The *Community Plan to Prevent and End Homelessness in Dane County* was developed by the Homeless Services Consortium in 2006 and updated in 2011. The Plan has three overarching goals:

1. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing.
2. Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible.
3. Provide an adequate inventory of affordable housing units for low-income households, whether by creating new units or making existing units affordable.

The full plan is available on the City of Madison CDBG web site at:

[http://www.cityofmadison.com/cdbg/docs/community\\_plan\\_to\\_end\\_homelessness\\_final.pdf](http://www.cityofmadison.com/cdbg/docs/community_plan_to_end_homelessness_final.pdf).

The overall goal to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless is to provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing. This is to be achieved through the following objectives:

- Increase the availability of effective case management services.
- Increase financial resources to households so that they are able to afford the cost of housing.
- Advocate for resources to help households maintain housing, such as employment services, medical and dental services, AODA prevention and services, mental health services, childcare, transportation, and education.
- Provide education to help households better manage their money.
- Build on efforts to improve relationships between those who need housing (tenants) and those who have housing (landlords).
- Protect the legal rights of tenants to ensure that all are treated without discrimination and within the boundaries of the law.
- Assure households' access to appropriate services by improving the process used by agencies to direct and refer so that there is no wrong door for system access.

At their June 7, 2012 meeting the County Board of Supervisors under Res. 20, 12-13 created the Homeless Issues Committee to explore issues of homelessness and their relationship to community service providers and resources within Dane County including, among other issues, public access to restrooms, showers, laundry, third party complaint systems, access to daytime storage of personal belongings, the ability to utilize public spaces free from harassment and other issues identified by community members.

## **Addressing the emergency and transitional housing needs of homeless persons**

Emergency shelter and transitional housing programs in Dane County that report demographic data on persons served include:

Emergency shelter programs: Domestic Abuse Intervention Services; Porchlight's Men's Drop-In Shelter and Safe Haven; The Road Home Family Shelter; The Salvation Army's Single Women's Shelter, Family Shelter and Motel vouchers, and Family Warming Shelter; Youth Services of Southern Wisconsin volunteer host homes; and YWCA Family Shelter.

Transitional and supportive permanent housing programs: Community Action Coalition Home for Good program; Dane County Parent Council Hope House; Housing Initiatives Shelter Plus Care and scattered sites; Porchlight scattered site housing; The Road Home Housing & Hope; The Road Home / YWCA Second Chance Apartment Projects; Society of St. Vincent de Paul Port and Seton House; The Salvation Army Holly House; Tellurian Transitional Housing, SOS, Permanent Housing programs and Willy Street SRO; Veterans Assistance Foundation Green Avenue; YWCA Third Street program; YWCA/The Salvation Army/The Road Home House-ability and Rapid Re-Housing programs; and YWCA/Domestic Abuse Intervention Services Empower Home program.

A list and map of federally assisted housing units in Dane County can be found in the Needs Assessment and Market Analysis sections of this Plan.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Through the use of a variety of publicly and privately funded programs in Dane County, homelessness for many households has been prevented. A number of Homeless Services Consortium agencies provide support services and financial assistance in the form of back rent and short-term rent subsidies for prevention activities. Housing mediation at Small Claims Eviction Court or directly between the landlord and tenant, as well as legal advocacy, help tenants remain in their housing avoiding an eviction and preventing homelessness for many.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The County has adopted a Discharge Coordination Policy for the discharge of persons from publicly funded institutions or systems of care in order to prevent such discharge from immediately resulting in homelessness for such persons, as required by 24 CFR 91.225(c)(10).

In 2014, the Dane County Board approved the purchase of a property at 1490 Martin Street in the Town of Madison for use as a day shelter and resource center for homeless residents of Dane County. The site proposal must yet undergo permit and approval processes before it can be fully operational, and the project is anticipated to be complete in early 2015.

On August 14, 2014 the Dane County Board of Supervisors approved the purchase of a house at 1738 Roth Street on Madison's north side for the purpose of providing housing and services to men and women 17 to 25 years of age who are homeless or at risk of becoming homeless. The 10-bedroom house will be leased to Madison Community Cooperative for \$1 per year. MCC will partner with Youth Services of Southern Wisconsin to manage the facility and provide services such as job search support and financial literacy education.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Dane County works to reduce lead-based paint hazards through making sure housing is lead-safe and by improving the detection and treatment of lead poisoning in children.

The Wisconsin Department of Health and Family Services maintains an on-line database registry of properties that have been certified as Lead-Free/Lead-Safe. This Wisconsin Asbestos and Lead Database Online, known as WALDO, is of housing (single-family and apartments) and child occupied facilities, such as day care centers, that meet the lead-free or lead-safe property standards established under the State Administrative Code.

A child is considered lead poisoned if they have a blood lead level (BLL) of 5 µg/dL (microgram of lead per deciliter of blood) or greater. Families with lead poisoned children are eligible for the following services:

#### **Children with BLL 3 - 9 µg/dL:**

- Home visit and visual inspection by certified lead hazard investigator or risk assessor.
- Professional consultation on managing lead hazards in the home.
- A basic lead clean-up kit.

#### **Children with BLL 10 - 14 µg/dL:**

- Home visit and visual inspection by certified lead hazard investigator or risk assessor.
- Professional consultation on managing lead hazards in the home.
- A basic lead clean-up kit.
- Mailed reminders for follow-up blood lead testing of the lead poisoned child.

#### **Children with BLL ≥ 15 µg/dL:**

- Full lead risk assessment of the child's primary residence. Risk assessment of additional properties as appropriate.
- Public health nurse case management to assess child development and assure appropriate medical management.
- Professional consultation on managing lead hazards in the home including written orders to correct the lead hazards identified.
- A basic lead clean-up kit.
- Mailed reminders for follow-up blood lead testing of the lead poisoned child.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

To address Dane County's lead poisoning problem, the Department of Public Health for Madison & Dane County (PHMDC) Childhood Lead Poisoning Prevention Program works at the following goals:

- Prevent children from being exposed to lead hazards
- Assure that Dane County children receive blood lead screening
- Assist families when a child is lead poisoned
- Analysis of lead poisoning issues in Madison & Dane County

The PHMDC works to prevent lead exposure by educating Dane County residents, property owners, and contractors on the hazards of lead and ways to minimize or eliminate lead hazards. This is done through one-to-one consultation and group presentations.

### **How are the actions listed above integrated into housing policies and procedures?**

Dane County requires, via the agreements with subrecipients, compliance with the Lead-Based Paint requirements set forth in 24 CFR Part 35. This includes meeting the requirements for notification, identification and stabilization of deteriorated paint, identification and control of lead-based paint hazards, and identification and abatement of lead-based paint hazards. The Protect Your Family From Lead in Your Home pamphlet developed by the EPA, HUD, and the U.S. Consumer Product Safety Commission is also distributed.

Through the City and County Board of Health Environmental Health Division, community education programs are provided. Information about lead is incorporated into the nutritional counseling conducted at the (Women, Infants, and Children) WIC Clinics held throughout the County. Evaluation of homes of children found to have elevated blood lead levels, as well as, consultation for renovation and remodeling are provided through this program.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

In 2008, the Dane County Task Force of Poverty was appointed and charged to:

- Assemble and analyze Dane County specific data on poverty, focusing on employment and education opportunities, access to community services such as child care and transportation;
- Review the support available currently and identify policy solutions to ameliorate poverty in Dane County;
- Hold hearings throughout the County to gather input; and
- Make recommendations to the County Board.

Their report released in November 2009

([http://www.unitedwaydanecounty.org/documents/Task\\_Force\\_Poverty\\_Rpt1.pdf](http://www.unitedwaydanecounty.org/documents/Task_Force_Poverty_Rpt1.pdf)) had the mission to engage the Dane County community in the elimination of poverty and challenged the Dane County Board of Supervisors to lead the engagement process. Recommendations for policy initiatives at the County Board level included:

1. Consider the impact on people in poverty before any decisions (finance, zoning, ordinances, resolutions, and otherwise) are made by the Dane County Board. (This includes having low-income people as citizen appointees on all committees, not just ones that concentrate on poverty issues.)
2. Restore proposed cuts to vital Human Services programs throughout Dane County and resolve to maintain or increase the level of investment in services.
3. Make the Task Force on Poverty a permanent commission.
4. Collaborate with municipal and school leaders to maximize resources for households affected by poverty.
5. Ensure that future transportation plans include practical and affordable options for people in poverty to improve access to jobs and services.
6. Transportation planning for senior services must include access to no-cost food options for older adults, like community meals, pantries, or farmers' markets. Make affordable transportation available for those who need it.
7. Support the expansion of community and pantry gardens to enable more people to grow their own food. Community gardens have proven to be an effective community development tool to strengthen communities while increasing access to locally grown food.
8. Dane County leaders should use the Wisconsin Elder Economic Security Index Report, July 2008 to evaluate current policies and consider developing and promoting equitable and rational public policies.
9. Adopt a self-sufficiency matrix to measure progress out of poverty. This matrix could be used by the public, private, and non-profit sectors to track progress and make course corrections in programming and services.

For a description of other programs in Dane County that seek to reduce the number of poverty level families see Additional Information below.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Dane County provides public assistance funding to non-profit organizations that offer critical services to poverty-level families.

#### **Additional Information**

The Dane County Department of Human Services (DCDHS), either directly or through purchase of service agencies, provides an array of programs to help residents meet their basic needs for food, shelter, jobs, and childcare services that enable them to work toward economic self-sufficiency. The Department participates in the Wisconsin Shares Childcare Subsidy Program that assists low-income families in paying for childcare services. DCDHS is a partner agency with the Dane County Job Center. The Dane County Job Center assists job seekers to get the career planning, job placement, and training services they need to get jobs. The Dane County Job Center resource room includes computers for JobNet, Internet computer access, State government job listings, and resume writing computers. An on-site Day Care Center provides care while parents are completing appointments or training at the Job Center. The Department also administers the W-2 program for the region. The goal of Wisconsin Works is to provide necessary and appropriate services to prepare individuals to work, and to obtain and maintain viable, self-sustaining employment, which will promote economic growth. Services include job readiness motivation, job retention and advancement skill training, as well as, childcare.

The Early Childhood Initiative is an innovative home visitation and employment program that is designed to improve life outcomes for the most vulnerable families. ECI's purpose is to ensure that the youngest children achieve age appropriate developmental outcomes and live in families that are nurturing and self-sufficient, with income from sustainable employment. ECI strives to increase families' access to an array of services including: health and developmental screening and assessment, prenatal care, parenting education and support, immunizations and other preventative health care, benefit and basic needs resources, employment related assistance, and assistance in finding and sustaining employment through skill enhancement.

The Dane County Department of Human Services (DCDHS) partnered with the Dane County Housing Authority (DCHA) and City of Madison Community Development Authority (CDA) in submitting proposals to the federal Department of Housing and Urban Development for Family Reunification Program (FUP) housing vouchers. Both housing entities were awarded authority to grant new FUP vouchers to 50 families or youths beginning the Fall of 2009. Three populations are eligible for these special vouchers:

- Families with children in out-of-home care unable to regain those children owing to lack of adequate housing;

- Families at risk of children being placed in out-of-home care owing to lack of adequate housing;
- Youths ages 18-21 who left foster care at age 16 or older who do not have adequate housing.

The role of DCDHS is to (1) identify families and youths, (2) certify that housing issues exist, and (3) provide case management services to the families and youths if and when enrolled. The housing entities' roles are to further screen families and youths, approve vouchers, and make rent payments.

The Dane County Parent Council is a community-based, private, non-profit umbrella agency that delivers a variety of child development and family support programming. The agency provides the Head Start and Early Head Start programs along with services to support and strengthen families and children. Over 1,000 children are served in Dane and Green counties.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Dane County is interested in ensuring that subrecipients comply with all regulations governing their administrative, financial, and programmatic operations, as well as, achieve their performance objectives on schedule and within budget. Training of subrecipients in the rules and regulations governing the CDBG and HOME programs is an essential component. The monitoring process includes: training for subrecipients on the program rules and regulations, development of a monitoring plan, performing risk assessments to identify subrecipients that require comprehensive monitoring, development of monitoring workbooks and checklists, in-house desk audits, and on-site visits.

Laying out expectations begins with the application process and is formalized through the contractual process. Technical assistance is provided to all applicants and subrecipients upon request. Dane County utilizes detailed contract agreements that spell out the rules and regulations applicable to all HUD funded CDBG and HOME programs and are customized to identify the rules, regulations, and performance expectations related to each funded activity. Individual meetings are held as needed with subrecipients to discuss the contracts, to respond to any questions, and to identify any needed technical assistance. In addition, copies of the handbook *Playing By the Rules* are distributed to all newly funded CDBG subrecipients.

Risk assessments have been developed to identify high-risk subrecipients. High-risk recipients include those who are new to the CDBG/HOME programs or who have performance problems, such as failure to meet schedules or have questionable reporting practices. Those with questionable practices are handled at the time the issue comes to light. The risk assessment results are used to develop annual monitoring plans including on-site monitoring of high-risk subrecipients.

Monitoring of expenditures is done on an on-going basis. Invoices must be approved by the Office of Economic and Workforce Development Director. Approved expenditures are tracked on Excel spreadsheets and available to all program staff on a virtually real-time basis. Those subrecipients that are not expending funds within the timelines of their contracts, may have their allocations reduced and reallocated to organizations that are able to expend funds more quickly.

The CDBG Commission plays an integral role in monitoring the timeliness of expenditures and in holding subrecipients accountable. The Commission is provided monthly reports detailing the expenditures of funds by subrecipients. Those that are not expending funds in a timely manner are then asked to report to the full Commission as to corrective actions that are being undertaken to resolve expenditure issues and may face reallocation of funds and other future sanctions.

To ensure compliance with housing codes for properties being acquired under the home ownership programs, Dane County procures the services of an independent housing inspector to conduct inspections of the homes prior to purchase using local codes and the Housing Quality Standards (HQS) checklist. Any code violations must be addressed prior to the County approving the purchase of the property. As part of the on-site monitoring conducted by the County, a random sample of houses is inspected.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

This Consolidated Plan provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, by the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan is for the period of January 1, 2015 through December 31, 2019.

Dane County presents the First Year Action Plan for the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds expected to be received from the Department of Housing and Urban Development (HUD) for the period of January 1, 2015 through December 31, 2019.

The primary objective of the Community Development Block Grant Program as stated in Title I of the Housing and Community Development Act of 1974, as amended, is the development of viable urban communities. This is achieved by:

- Providing decent housing,
- Providing a suitable living environment, and
- Expanding economic opportunities.

Each activity funded by CDBG must meet one of three national objectives:

- Benefit to low and moderate-income persons,
- Aid in the prevention or elimination of slums or blight; and
- Meet a particularly urgent community development need.

No less than 70% of funds are to be spent on activities that benefit low and moderate- income persons. Spending on public service activities is limited to 15% of the program year allocation plus 15% of the preceding year's program income.

Four categories can be used to meet the LMI national objective (for a description of each National Objective, please see the discussion section below):

1. Area benefit activities (LMA)
2. Limited clientele activities (LMC)
3. Housing activities (LMH) or
4. Job creation or retention activities (LMJ)

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,010,334	30,000	302,338	1,312,672	4,041,336	The expected amount available remainder of Con Plan is based off of Dane County's 2014 CDBG allocation. Because of the inconsistent amount of program income (PI) received each year, PI is not factored into the expected amount available remainder of Con Plan, but will be reallocated (when available) to fill funding gaps on a year-to-year basis.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	391,269		364,534	755,803	1,565,076	The expected amount available remainder of Con Plan is based off of Dane County's 2014 HOME allocation. Because of the inconsistent amount of program income (PI) received each year, PI is not factored into the expected amount available remainder of Con Plan, but will be reallocated (when available) to fill funding gaps on a year-to-year basis.

Table 54 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will be used to leverage other public and private resources in the housing, public facilities, public services, and economic development areas.

Matching fund requirements, along with the needed documentation, are specified in the subrecipient agreements. Matching funds include non-federal cash sources, infrastructure, appraised land/real property, and site preparation, construction materials, and donated labor.

The Commercial Revitalization Revolving Loan Fund (CRLF) and Economic Development Revolving Loan Fund (ED-RLF) projects must leverage at least \$1 of non-federal funds for every \$1 of RLF funds. Based on the risk involved, leverage rates required by the CDBG Commission may be higher on working capital and improvements to real property. Non-federal funds include: personal funds advanced by the Borrower; loan funds contributed by a bank, credit union, or savings and loan; private foundation funds; angel investor funds; and other non-federal sources. Federal funds are defined as those originating from a federal source, such as the U.S. Department of Agriculture - Rural Development, U.S. Small Business Administration, and the Wisconsin Housing and Development Authority (WHEDA).

CDBG funds will be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

It is anticipated that a portion of Dane County's 2015 CDBG fund allocation will be used for rehab improvements to two properties owned by Dane County; a Dane County Homeless Day Shelter located in the Town of Madison, and a food pantry serving the Verona School District located in the City of Verona.

**Discussion**

Area Benefit Activities (LMA)

Activities that benefit all residents of a particular area, where at least 51 percent of the residents are LMI persons. HUD uses a special run of the Census tract block group data to identify these areas. HUD permits an exception to the LMI benefit area for certain entitlement communities. Dane County is allowed to qualify activities based on the "exception criteria" or "upper quartile". Currently, activities that benefit areas where at least 42.8% of the residents are LMI qualify as an area benefit. Communities may also undertake surveys in areas using HUD approved survey instruments and methodology to determine the percentage of LMI in a service area.

Limited Clientele Activities (LMC)

Under this category 51% of the beneficiaries of the activity have to be LMI persons. Activities must meet one of the following tests:

- Benefit a clientele that is generally presumed to be LMI. This presumption covers abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers; or
- Require documentation on family size or income in order to show that at least 51% of the clientele are LMI; or
- Have income eligibility requirements limiting the activity to LMI persons only; or
- Be of such a nature and in such a location that it can be concluded that clients are primarily LMI.

Housing Activities (LMH)

These are activities that are undertaken for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by LMI households. Structures with one unit must be occupied by a LMI household. If the structure contains two units, at least one unit must be LMI occupied. Structures with three or more units must have at least 51% occupied by LMI households.

Job Creation or Retention Activities (LMJ)

These are activities designed to create or retain permanent jobs, at least 51% of which (computed on a full-time equivalent basis) will be made available to or held by LMI persons.

The HOME Program was created by the National Affordable Housing Act of 1990. The intent of the program is to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families. HOME funds may be used for:

- Homeowner Rehabilitation- to assist existing owner-occupants with the repair, rehabilitation, or reconstruction of their homes.
- Homebuyer Activities- to finance the acquisition and/or rehabilitation or new construction of homes for homebuyers.
- Rental Housing- affordable rental housing may be acquired and/or rehabilitated, or constructed.
- Tenant-Based Rental Assistance- financial assistance for rent, security deposits, and, under certain conditions, utility deposits may be provided to tenants.

There is a 25 percent matching obligation for HOME funds.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase access to affordable quality housing	2015	2019	Affordable Housing	Dane County Urban County Consortium	Housing Availability/ Affordability	CDBG: \$365,000 HOME: \$716,676	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 44 Household Housing Unit Direct Financial Assistance to Homebuyers: 22 Households Assisted
2	Expand economic opportunities for LMI persons	2015	2019	Non-Housing Community Development	Dane County Urban County Consortium	Economic Opportunity	CDBG: \$110,000	Jobs created/retained: 16 Jobs Businesses assisted: 8 Businesses Assisted
3	Assure access to public services for LMI persons	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dane County Urban County Consortium	Public Services Accessibility	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 423 Persons Assisted Homelessness Prevention: 25 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve public facilities/develop infrastructure	2015	2019	Non-Housing Community Development	TOWN OF MADISON, WI Dane County Urban County Consortium	Public Facilities and Improvements	CDBG: \$460,089	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4150 Persons Assisted Facade treatment/business building rehabilitation: 3 Business
5	Strong Program Planning and Administration	2015	2019	Planning and Administration	Dane County Urban County Consortium	Planning and Administration	CDBG: \$202,067 HOME: \$39,127	
6	Urgent Need Response to Natural Disasters	2015	2019	Non-Housing Community Development Urgent Need	Dane County Urban County Consortium	Disaster Assistance	CDBG: \$50,517	

**Table 55 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Increase access to affordable quality housing
	<b>Goal Description</b>	<p>Annual Goal will be met through projects including housing rehab, home ownership, and new housing construction carried out by Project Home, Independent Living, Habitat for Humanity, Movin' Out, Operation Fresh Start, and a yet to be determined CHDO.</p> <p><b>**The funding amount allocated to meet this goal includes Project Home's <i>Major Home Repair</i> project, Habitat for Humanity's <i>Homebuilding Program</i> project, and Operation Fresh Start's <i>Affordable Homeownership in Sun Prairie</i> project, which are projects from the 2015 CDBG/HOME RFP process but are being funded out of 2014 HOME funds.**</b></p>
2	<b>Goal Name</b>	Expand economic opportunities for LMI persons
	<b>Goal Description</b>	Annual Goal will be met through the rehab of a vacant building in the Village of Black Earth and by WWBIC who will provide technical assistance to microenterprise business owners.
3	<b>Goal Name</b>	Assure access to public services for LMI persons
	<b>Goal Description</b>	<p>The total amount of CDBG funds obligated for public services activities cannot exceed 15 percent of the annual grant allocation plus 15 percent of program income received during the prior year (24 CFR 570.201(e), 24 CFR 570.207).</p> <p>Annual Goal will be met through services including homeless prevention, case management, assistive equipment, and transportation provided by Community Action Coalition for South Central Wisconsin, Dane County Department of Human Services, Independent Living, North/ Eastside Senior Coalition, and Stoughton United Ministries.</p>
4	<b>Goal Name</b>	Improve public facilities/develop infrastructure
	<b>Goal Description</b>	Annual goal will be met by providing funds to Access Community Health Centers for the purchase and installation of a new HVAC system; to the Verona Area Needs Network for the rehab of a new food pantry building; and to Dane County for the rehab of a homeless shelter in the Town of Madison.
5	<b>Goal Name</b>	Strong Program Planning and Administration
	<b>Goal Description</b>	Annual Goal will be met by the Dane County Office of Economic and Workforce Development and the CDBG Commission through oversight and administration of the CDBG/HOME programs, including fair housing activities and submission of applications for federal programs.

<b>6</b>	<b>Goal Name</b>	Urgent Need Response to Natural Disasters
	<b>Goal Description</b>	Funds to be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The HUD Outcome Performance Measurement System offers three possible objectives for each activity. As noted in the [CPD Performance Measurement Guidebook](#), these are based on the broad statutory purposes of the programs and include:

- Creating Suitable Living Environments – relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low-and-moderate income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or health services.
- Providing Decent Housing – This objective focuses on housing activities whose purpose is to meet individual family or community housing needs.
- Creating Economic Opportunities – applies to activities related to economic development, commercial revitalization, or job creation.

The system outcome is closely aligned with the objective and helps to further refine the expected result of the objective that is sought. HUD narrowed this to three outcomes including:

- Availability/Accessibility – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities.
- Affordability – applies to activities that provide affordability in a variety of ways to low-and-moderate income people. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
- Sustainability – applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low-and-moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The allocation of funds for the following projects are closely aligned with the top housing and community development needs identified in the needs assessment and housing market analysis and through input contributed by stakeholders and citizens who participated in the development of the Consolidated Plan. The objectives and outcomes for each proposed activity in 2015 may be found in section AP-38 Project Summary.

## Projects

#	Project Name
1	Housing Rehabilitation
2	Home Ownership
3	Rental Housing
4	Public Facilities
5	Economic Development
6	Public Services
7	Urgent Needs
8	Administration

**Table 56 – Project Information**

## **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Development of the 2015 Action Plan included a public hearing held March 27, 2014 by the CDBG Commission at the Town of Middleton Town Hall. This public hearing included a review of eligible CDBG and HOME activities, potential funds, a review of the needs identified to date, a review of activities identified in the Consolidated Plan, and potential priorities for 2015. Opportunity was provided for identification of emerging housing and other community development needs and opportunities, as well as, for input regarding proposed priorities for 2014. A list of potential projects was shared, discussed, and action was then taken on identifying the requests for proposals (RFPs) that would be issued for potential funding in 2015. Applications for 2015 CDBG and HOME funds were solicited beginning April 8, 2014 and due May 23, 2014. The Application Review Team, a subcommittee of the CDBG Commission, met July 12, 2014 and July 29, 2014 to hear presentations by the applicants for housing and public assistance dollars and to make initial recommendations to the full CDBG Commission. The CDBG Commission made its preliminary recommendations at its July 24, 2014 meeting and its final recommendations following a public hearing on the Plan August 28, 2014. These recommendations were incorporated into 2014 RES-336 and 2014 RES-337, which were reviewed and approved by the Executive Committee (10/16/14), Personnel and Finance Committee (10/29/14), and the County Board (11/06/14). All meetings were publicly noticed.

The primary obstacle to addressing underserved needs is lack of funds, as there was \$2,699,049 in requests for funding in 2015 and \$2,068,476 in expected funds available. The most qualified and eligible applicants were awarded funding based on their financial need for public funding and ability to address the high priority needs of the County determined in the Needs Assessment and Housing Market Analysis sections of the Consolidated Plan and of those needs identified by stakeholders and citizens who participated in the development of the Plan.

All funding is contingent upon Federal action on these programs. The CDBG Commission recommends that if there are not sufficient funds available for the programs recommended for CDBG or HOME funding, that:

- Decreases will be made to comply with the federal caps on administration, Community Housing Development Organization (CHDO), and public services funds.
- Public services funds will receive an equal percentage reduction across the board.
- Funds available for reallocation, such as dollars unexpended from prior year contracts, will be used to offset the cuts;
- Unallocated CDBG funds will be used first, where appropriate, to offset cuts;
- Unallocated HOME funds will be used second, where appropriate, to offset cuts;
- In the event of cuts to the HOME funds, the funds earmarked for yet-to-be identified rental construction/rental rehab activities will be used to offset cuts to other HOME eligible projects, such as major home rehab and mortgage reduction.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Increase access to affordable quality housing
	<b>Needs Addressed</b>	Housing Availability/ Affordability
	<b>Funding</b>	CDBG: \$155,000 HOME: \$165,000
	<b>Description</b>	<p>1) Project Home, Inc.- Major Home Repair: To provide an affordable means for low and moderate income homeowners to obtain necessary home rehabilitation that qualifies as major. This means the Housing Quality Standards inspection demonstrates the rehab needs would be between \$5,000 and \$24,999 (including job specific administration costs). Funds are provided to the customer as a non-interest bearing deferred loan. 2) Independent Living, Inc.- Minor Home Repair Assistance. \$45,000 in 2015 CDBG funds provides home repairs related to the removal of material and architectural barriers that restrict the mobility and accessibility of elderly and disabled individuals. Based on the results of the Housing Quality Standards Inspection, staff prioritize work, identifying all code failed items, as well as, accessibility issues and make determinations for improvements based ultimately on homeowner safety and well being. 3) Project Home, Inc.- Minor Home Repair Program. \$110,000 in 2015 CDBG funds will assist low and moderate income homeowners with housing code related repairs to their homes. Assisted units must have a documented need for home repairs qualified by an HQS inspection. Eligible homes must need between \$100 and \$5,000 of repair work. \$110,000 in 2015 CDBG funds.</p>
	<b>Target Date</b>	6/30/2015

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p><b>Project Home, Inc.- Major Home Repair:</b> It is estimated that 6-8 households will be served. Participants will be homeowners whose homes are assessed at or below the HUD purchase price/value limit and whose household income is equal to or less than 80% of the Dane County median income.</p> <p><b>Independent Living, Inc.- Minor Home Repair Assistance:</b> Funding will be used exclusively for low-income seniors and adults with physical and mobility disabilities, who do not have the personal financial resources for safety assessments and/or the purchase and installation of assistive equipment. 18 households assisted.</p> <p><b>Project Home, Inc.- Minor Home Repair Program:</b> The income levels of the households to be served must be equal to or less than 80% of the HUD County median income and homes must be assessed at or below the HUD purchase price/value limit. 20 households served.</p>														
<p><b>Location Description</b></p>	<p>Dane County Urban County Consortium.</p>														
<p><b>Planned Activities</b></p>	<p>Major Home Repair and Rehabilitation Loan Program (14A); Home Modification (14A), Minor Home Repair Grant Program (14A).</p>														
<p><b>2</b></p>	<table border="1"> <tr> <td data-bbox="217 915 516 972"> <p><b>Project Name</b></p> </td> <td data-bbox="516 915 1446 972"> <p>Home Ownership</p> </td> </tr> <tr> <td data-bbox="217 972 516 1029"> <p><b>Target Area</b></p> </td> <td data-bbox="516 972 1446 1029"> <p>Dane County Urban County Consortium</p> </td> </tr> <tr> <td data-bbox="217 1029 516 1085"> <p><b>Goals Supported</b></p> </td> <td data-bbox="516 1029 1446 1085"> <p>Increase access to affordable quality housing</p> </td> </tr> <tr> <td data-bbox="217 1085 516 1142"> <p><b>Needs Addressed</b></p> </td> <td data-bbox="516 1085 1446 1142"> <p>Housing Availability/ Affordability</p> </td> </tr> <tr> <td data-bbox="217 1142 516 1239"> <p><b>Funding</b></p> </td> <td data-bbox="516 1142 1446 1239"> <p>CDBG: \$210,000 HOME: \$358,000</p> </td> </tr> <tr> <td data-bbox="217 1239 516 1822"> <p><b>Description</b></p> </td> <td data-bbox="516 1239 1446 1822"> <p>1) Habitat for Humanity- Homebuilding Program: Funds will be used to offset the cost of acquiring land to build simple, decent affordable homes. This will allow Habitat to continue to provide mortgages to low income households. Without the help of County CDBG/HOME funds, Habitat would not be able to provide home ownership to households at 30-60% county median income. 2) Movin' Out- Mortgage Reduction: The project will support 12 households in becoming first time home-buyers by making interest free, deferred, down payment assistance loans, thereby reducing a monthly first mortgage payment to one that is affordable. Half of these households will have at least one member with a permanent disability. 3) Operation Fresh Start, Inc.- Affordable Home-ownership in Sun Prairie: The project will support the construction of two affordable, owner-occupied units in Sun Prairie. Funds will be used to support the construction costs of the units.</p> </td> </tr> <tr> <td data-bbox="217 1822 516 1879"> <p><b>Target Date</b></p> </td> <td data-bbox="516 1822 1446 1879"> <p>9/30/2015</p> </td> </tr> </table>	<p><b>Project Name</b></p>	<p>Home Ownership</p>	<p><b>Target Area</b></p>	<p>Dane County Urban County Consortium</p>	<p><b>Goals Supported</b></p>	<p>Increase access to affordable quality housing</p>	<p><b>Needs Addressed</b></p>	<p>Housing Availability/ Affordability</p>	<p><b>Funding</b></p>	<p>CDBG: \$210,000 HOME: \$358,000</p>	<p><b>Description</b></p>	<p>1) Habitat for Humanity- Homebuilding Program: Funds will be used to offset the cost of acquiring land to build simple, decent affordable homes. This will allow Habitat to continue to provide mortgages to low income households. Without the help of County CDBG/HOME funds, Habitat would not be able to provide home ownership to households at 30-60% county median income. 2) Movin' Out- Mortgage Reduction: The project will support 12 households in becoming first time home-buyers by making interest free, deferred, down payment assistance loans, thereby reducing a monthly first mortgage payment to one that is affordable. Half of these households will have at least one member with a permanent disability. 3) Operation Fresh Start, Inc.- Affordable Home-ownership in Sun Prairie: The project will support the construction of two affordable, owner-occupied units in Sun Prairie. Funds will be used to support the construction costs of the units.</p>	<p><b>Target Date</b></p>	<p>9/30/2015</p>
<p><b>Project Name</b></p>	<p>Home Ownership</p>														
<p><b>Target Area</b></p>	<p>Dane County Urban County Consortium</p>														
<p><b>Goals Supported</b></p>	<p>Increase access to affordable quality housing</p>														
<p><b>Needs Addressed</b></p>	<p>Housing Availability/ Affordability</p>														
<p><b>Funding</b></p>	<p>CDBG: \$210,000 HOME: \$358,000</p>														
<p><b>Description</b></p>	<p>1) Habitat for Humanity- Homebuilding Program: Funds will be used to offset the cost of acquiring land to build simple, decent affordable homes. This will allow Habitat to continue to provide mortgages to low income households. Without the help of County CDBG/HOME funds, Habitat would not be able to provide home ownership to households at 30-60% county median income. 2) Movin' Out- Mortgage Reduction: The project will support 12 households in becoming first time home-buyers by making interest free, deferred, down payment assistance loans, thereby reducing a monthly first mortgage payment to one that is affordable. Half of these households will have at least one member with a permanent disability. 3) Operation Fresh Start, Inc.- Affordable Home-ownership in Sun Prairie: The project will support the construction of two affordable, owner-occupied units in Sun Prairie. Funds will be used to support the construction costs of the units.</p>														
<p><b>Target Date</b></p>	<p>9/30/2015</p>														

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p><b>Habitat for Humanity- Homebuilding Program:</b> 10 families whose income must be between 30-60% of the Dane County median income level.</p> <p><b>Movin' Out- Mortgage Reduction:</b> Half (6) of the families to be served must have at least one family member (child or adult) with a disability.</p> <p><b>Operation Fresh Start, Inc.- Affordable Homeownership in Sun Prairie:</b> Two (2) low-to-moderate income level families.</p>
	<b>Location Description</b>	<p><b>Habitat for Humanity- Homebuilding Program:</b> Dane County Urban County Consortium</p> <p><b>Movin' Out- Mortgage Reduction:</b> Dane County Urban County Consortium</p> <p><b>Operation Fresh Start, Inc.- Affordable Homeownership in Sun Prairie:</b> City of Sun Prairie, WI</p>
	<b>Planned Activities</b>	Mortgage Reduction Assistance (13); Construction of Housing (12).
<b>3</b>	<b>Project Name</b>	Rental Housing
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Increase access to affordable quality housing
	<b>Needs Addressed</b>	Housing Availability/ Affordability
	<b>Funding</b>	HOME: \$193,676
	<b>Description</b>	\$193,676 in HOME funds will be set aside in 2015 for an open Request for Proposal (RFP) for a Community Housing Development Organization. The specific activity to be completed by the CHDO is yet to be determined, and may be used as a rental housing project or a Home Ownership project.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If the CHDO project is for new rental construction, an estimated 4 affordable units to low and moderate income level families will be constructed in the development. If the project is for rental rehab, funding will rehab an estimated 30 rental units occupied by low and moderate income families.
	<b>Location Description</b>	Dane County Urban County Consortium
<b>Planned Activities</b>	Rental Construction or Rental Rehab.	
<b>4</b>	<b>Project Name</b>	Public Facilities
	<b>Target Area</b>	TOWN OF MADISON, WI Dane County Urban County Consortium
	<b>Goals Supported</b>	Improve public facilities/develop infrastructure
	<b>Needs Addressed</b>	Public Facilities and Improvements

	<b>Funding</b>	CDBG: \$460,089
	<b>Description</b>	1) Access Community Health Centers- New HVAC System for Dental Clinic: Funds will be used for the purchase and installation of a new HVAC system to replace an aging and deficient HVAC system at the Access- Sun Prairie Clinic. The project meets a National Objective by serving patients, the majority of whom are LMI. Access has previously leveraged \$2 million in debt financing, and CDBG funding is requested to enable Access to utilize it's operating funds for patient services. 2) Verona Area Needs Network (VANN)- Verona Move the Food: VANN has a food pantry serving low-income households residents in the Verona Area School District. The funds will be used to do a rehab project(construction). 3) Dane County- Homeless Day Shelter: Funds will be used to rehab a building to support homeless persons residing in Dane County.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<b>Access Community Health Centers- New HVAC System for Dental Clinic:</b> 3,300 low-to-moderate income residents of Dane County. <b>Verona Area Needs Network (VANN)- Verona Move the Food:</b> An estimated 700 persons living in the Verona Area School District will be served by the food pantry. <b>Dane County- Homeless Day Shelter:</b> The shelter will be used by an estimated 150 homeless persons or persons at imminent risk of becoming homeless.
	<b>Location Description</b>	<b>Access Community Health Centers- New HVAC System for Dental Clinic:</b> <b>Verona Area Needs Network (VANN)- Verona Move the Food:</b>
	<b>Planned Activities</b>	Equipment and Installation; Facility Rehabilitation.
5	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Expand economic opportunities for LMI persons
	<b>Needs Addressed</b>	Economic Opportunity
	<b>Funding</b>	CDBG: \$110,000

	<b>Description</b>	1) Village of Black Earth- Downtown Economic Revitalization: The Village of Black Earth will use CDBG funds to rehab a vacant building to house new commercial business space. 2) Wisconsin Women's Business Initiative Corporation (WWBIC)- Business Owner: Micro-enterprise development. Funds will be used to support one-on-one individualized counseling and technical assistance to support micro-business owners. (These will not include businesses already supported by WWBIC through the Dane County Loan Fund.) The overall economic impact of CDBG funding in 2015 will be 12 FTE jobs created, 4 new businesses started, and 4 existing businesses assisted.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<b>Village of Black Earth- <i>Downtown Economic Revitalization</i></b> : 4 full-time jobs will be created from the rehab of the Premier Co-op building. <b>Wisconsin Women's Business Initiative Corporation (WWBIC)- <i>Business Owner</i></b> : Funds will support business education and one-on-one individualized counseling and technical assistance for microbusiness business owners. The overall economic impact in 2015 will be four (4) new businesses started and four (4) existing businesses assisted. The business will create twelve (12) full-time equivalent (FTE) jobs, 51% of which will be held by or made available to low and moderate income persons. The targeted populations of those served include women, minorities, and low-to-moderate income individuals.
	<b>Location Description</b>	<b>Village of Black Earth- <i>Downtown Economic Revitalization</i></b> : Village of Black Earth, WI <b>Wisconsin Women's Business Initiative Corporation (WWBIC)- <i>Business Owner</i></b> : Dane County Urban County Consortium
	<b>Planned Activities</b>	Facility rehabilitation (14E); technical assistance for microenterprise business owners (18C).
6	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Assure access to public services for LMI persons
	<b>Needs Addressed</b>	Public Services Accessibility
	<b>Funding</b>	CDBG: \$125,000

<p><b>Description</b></p>	<p>1) Community Action Coalition- Homeless Prevention: The requested funding will be used to support homeless prevention services throughout Dane County (outside the City of Madison). Services include housing consultation, long-term housing case management, and information and referral. 2) Dane County Department of Human Services- Joining Forces for Families: JFF provides prevention and early intervention social services to low-income families across Dane County with the intent of keeping families stable in their neighborhoods and out of costly formal systems. This request is to fund two JFF positions, one serving Stoughton, Cambridge, Deerfield and surrounding townships and the other serving the Belleville, McFarland, Monona, Oregon, and surrounding townships. 3) Independent Living, Inc.- Assistive Equipment: 28 homes of frail elderly, low-income and disabled adults in Dane County, outside the City of Madison, will be evaluated for home safety and provided with durable medical equipment. Expected outcomes will be fall prevention to be evidenced by reduction in fall related health problems and injuries, allowing these individuals the option to remain independent and free of injury in their own homes. 4) North/Eastside Senior Coalition- LASSO: This funding will provide African American and Latino senior adults, who live outside the City of Madison, with opportunities to access information and support on issues concerning their health on a monthly basis along with making connections with their peers to help reduce feelings of isolation and become more integrated into the larger community. 5) Stoughton United Ministries- Stoughton Affordable Transportation: This transportation service provides round trip transportation for eligible low and moderate income individuals and families residing within the Stoughton Area School District's Dane County boundaries who need rides between Stoughton and Madison. The service uses volunteer drivers who use their personal vehicles.</p>
<p><b>Target Date</b></p>	<p>12/31/2015</p>

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p><b>Community Action Coalition- <i>Homeless Prevention</i>:</b> This project will serve 25 families who are homeless or at risk of being homeless; <u>25 households served</u>.</p> <p><b>Dane County Department of Human Services- <i>Joining Forces for Families</i>:</b> Low-to-moderate income level families residing in Stoughton, Cambridge, Deerfield, Belleville, McFarland, Monona, Oregon, and surrounding townships; <u>350 persons assisted</u>.</p> <p><b>Independent Living, Inc.- <i>Assistive Equipment</i>:</b> The project expects to benefit 28 families, and funds must be used exclusively for low-to-moderate income seniors and adults with physical and mobility disabilities, who do not have the financial resources for safety assessments and/or the purchase and installation of assistive equipment; <u>28 persons assisted</u>.</p> <p><b>North/Eastside Senior Coalition- <i>LASSO</i>:</b> Low-to-moderate income African American and Latino senior adults, aged 62 or older, who live alone or who live with families and are considered in the low to moderately low income range. The LASSO program specifically targets persons who live in rural areas of Dane County; <u>20 persons assisted</u>.</p> <p><b>Stoughton United Ministries- <i>Stoughton Affordable Transportation</i>:</b> An estimated 25 low and moderate income level persons residing within the Stoughton Area School District's Dane County boundaries will benefit from the proposed project; <u>25 persons assisted</u>.</p>
<p><b>Location Description</b></p>	<p><b>Community Action Coalition- <i>Homeless Prevention</i>:</b> Dane County Urban County Consortium.</p> <p><b>Dane County Department of Human Services- <i>Joining Forces for Families</i>:</b> Families residing in Stoughton, Cambridge, Deerfield, Belleville, McFarland, Monona, Oregon, and surrounding townships.</p> <p><b>Independent Living, Inc.- <i>Assistive Equipment</i>:</b> Dane County Urban County Consortium.</p> <p><b>North/Eastside Senior Coalition- <i>LASSO</i>:</b> Dane County Urban County Consortium.</p> <p><b>Stoughton United Ministries- <i>Stoughton Affordable Transportation</i>:</b> Dane County portion of the Stoughton Area School District.</p>

	<b>Planned Activities</b>	<p><b>Community Action Coalition- <i>Homeless Prevention</i></b>: Homelessness Prevention (05)</p> <p><b>Dane County Department of Human Services- <i>Joining Forces for Families</i></b>: Case Management (05)</p> <p><b>Independent Living, Inc.- <i>Assistive Equipment</i></b>: Assistive Equipment (05)</p> <p><b>North/Eastside Senior Coalition- <i>LASSO</i></b>: Transportation (05E)</p> <p><b>Stoughton United Ministries- <i>Stoughton Affordable Transportation</i></b>: Transportation (05E)</p>
7	<b>Project Name</b>	Urgent Needs
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Urgent Need Response to Natural Disasters
	<b>Needs Addressed</b>	Disaster Assistance
	<b>Funding</b>	CDBG: \$50,517
	<b>Description</b>	Set aside dollars to be used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
8	<b>Project Name</b>	Administration
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Strong Program Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$202,067 HOME: \$39,127
	<b>Description</b>	Provide program administration and support services; fair housing services.
	<b>Target Date</b>	12/31/2015

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	Administration, planning, and fair housing services.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Allocations for CDBG and HOME funds are typically based geographically only in that an application is received from a participating municipality for a project primarily benefitting low-and-moderate income households that meets the priorities of the this Consolidated Plan and is recommended by the CDBG Commission.

The Town of Madison contains a Neighborhood Revitalization Strategy Area (NRSA), which includes census tracts 1401 and 1502. According to 2011 ACS data, 43.39% of households in census tract 1502 pay >30% on housing costs and 15.21% of residents are unemployed, and 60.87% of households in census tract 1401 pay >30% on housing costs and 13.25% of residents are unemployed. Dane County expects to use a portion of 2015 CDBG allocation to construct a homeless day shelter to help address homeless needs in this high priority area.

### Geographic Distribution

Target Area	Percentage of Funds
TOWN OF MADISON, WI	12
Dane County Urban County Consortium	88

Table 57 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

There are two census tracts in Dane County outside of Madison with 51% or greater LMI populations, in addition to several census tracts along Madison’s south side that lie in both the City of Madison and Dane County Urban County Consortium. Two of these census tracts (1401 and 1502) comprise the NRSA and contain high poverty rates- 34.16% and 23.25%, respectively, compared to a 6.06% rate for the Dane County Urban County Consortium.

Households whose income is below 50% AMI are those households most at-risk of housing cost burdens. 2006-2010 ACS data shows a high variability in the distributions of household incomes for residents of Dane County communities, however, lower income households (below 50% AMI) are generally more concentrated in cities near Madison. The municipality with the highest concentration of low-income households is the Town of Madison with 51.2% of residents earning below 50% AMI.

### Discussion

Based on 2006-2010 ACS data, the Town of Madison contains the highest percentage of multi-family units (5+) of all municipalities in Dane County with 53.6%, while 27.0% of the Town's housing units are 1-

unit detached and 19.5% are 1-4 attached units. The homeownership rate for the Town of Madison is the lowest of all Dane County municipalities at 44%. Of the owner-occupied units in the Town of Madison only 43.0% are 1-unit detached (lowest rate in Dane County), while the remaining owner-occupied units are attached or other (mobile home, RV, etc.) units. Significant neighborhood disparities exist in this region of the County and the intention of CDBG/HOME funds allocated to this area will be to mitigate income segregation by creating mixed-use, mixed income housing neighborhoods with access to essential services.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The most common housing problem for Dane County residents is housing affordability. According to 2007-2011 CHAS data, 9,501 low-to-moderate income (LMI) households (both renter and owner) reported a housing cost burden greater than 50% of their income, and 15,028 LMI households reported a housing cost burden greater than 30% of their income. Dane County is also experiencing an extremely low rental vacancy rate that has remained under 3% for much of 2012-present, making it difficult for households to obtain rental units. In addition to housing cost burden, many owners struggle to make necessary major home repairs. While Dane County property sales prices have increased in recent years, the 2013 median price of \$212,00 was still below highest value of \$218,000 reached in 2007 (statistics provided by The South Central Wisconsin MLS). This leaves many owners without the equity necessary to obtain a loan for major home repairs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	44
Special-Needs	24
Total	68

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	44
Acquisition of Existing Units	22
Total	68

**Table 59 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

Affordable housing continues to be a priority for Dane County. In 2015, Dane County anticipates using \$726,143 in HOME funds and \$365,000 in CDBG funds to increase the supply and availability to affordable housing units for low and moderate income families, the elderly, and persons with disabilities. This goal will be met through a variety of activities including major and minor home repair projects, mortgage reduction programs, and an activity to be completed by a yet to be determined CHDO.

Of the 22 households supported through acquisition of existing units, it is expected that 10 will come from Habitat for Humanity who's funds will be used for offsetting the costs of land acquisition and 12

from Movin' Out who's funds will be used to provide direct financial assistance to first-time homebuyers.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are three public housing authorities in Dane County including the Dane County Housing Authority (DCHA), the DeForest Housing Authority, and the Stoughton Housing Authority.

The DCHA was created in 1972 by the Dane County Board of Supervisors to address the affordable housing needs of low-income families in Dane County (outside the City of Madison). The oversight and governance of the DCHA is the responsibility of a five-member citizen commission appointed by the Dane County Executive.

The DCHA owns 102 units of housing throughout Dane County. 86 of those units are funded by the Department of Housing and Urban Development through its Low Rent Public Housing Program and the Rural Development and HUD Section 515 Program fund 16 elderly units. The DCHA administers the Section 8 Housing Choice Voucher Program and provides financial assistance to over 1,100 low-income households throughout Dane County (outside the City of Madison). Since 1996 Dane County Housing Authority has contracted the management and maintenance of their units to a management company. Currently Wisconsin Management is managing the units.

According to Rob Dicke, Director of the Dane County Housing Authority, federal funding for the Section 8 Housing Voucher Choice rental assistance will be about \$7 million dollars (housing assistance payments and administrative fees) and funding for the public housing program is expected to be about \$181,000 (operating subsidy and capital improvements).

The DeForest Housing Authority operates 36 units of public housing including 32 one-bedroom units for Seniors and persons with disabilities and 4 two-bedroom duplexes for families. According to Randi Busse with the DeForest Housing Authority, they expect to receive \$29,000 in capital funds and \$20,000 in operating subsidy.

The City of Stoughton owns 92 units of public housing for seniors. The properties are managed by Brouihahn Management & Consulting, Inc.

Funds used to provide public housing and housing vouchers for the 3,490 federally assisted housing units in Dane County outside the City of Madison derive from:

### **Program/ Units:**

Section 42: Low Income Tax Credit Housing/ **1,718**

Section 8: PBRA/ **16**

Section 8: Housing Choice Voucher/ **1,211**

Low Rent Public Housing Program (DCHA - 86, DeForest - 36, Stoughton - 92)/ **214**

Total Dane County, Excluding City of Madison/ **3,159**

### **Actions planned during the next year to address the needs to public housing**

The Dane County Housing Authority (DCHA) continues to serve this population by giving preference to families that have a rent burden (paying 50% or more of gross income for rent and utilities), displaced (according to HUD definition), and those living in substandard housing (according to HUD definition). Families that are homeless qualify for preference under the category of those living in substandard housing. At least 40% of Public Housing residents are at or below 30% of the area medium income limit and 75% of new admitted families to the Section 8 program are at or below 30% of the area median income.

The DCHA has been seeing a steady decrease in voucher utilization due to historically low vacancies in their service area. They indicated that many HCV holders are being non-renewed by private landlords forcing low-income renters to search for new housing, often spending 120-150 days looking. The long shopping times have further depressed the DCHA utilization numbers. The DCHA is addressing this by purchasing multifamily properties and making them available to families earning less than 60% of CMI and giving preference to HCV holders. The DCHA is currently in negotiations for acquiring properties in Sun Prairie and the Town of Burke. The units would be market-rate affordable housing units with tenants selected on the DCHAs preference-based selection system.

The DCHA plans to eliminate public housing in 2015 by converting 44 units to project-based rental assistance under RAD (Rental Assistance Demonstration) and the remaining 42 units under the Voluntary Conversion to Housing Choice Vouchers. The Board of Commissioners has approved the conversion applications and 2 meetings were held with the Resident Advisory Board. This will provide DCHA with more flexibility while have no negative impact on consumers.

Additionally, the DCHA will seek funding to create new affordable housing from Dane County and through a LIHTC application to the state.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

One of the Objectives of the most recent *DCHA Strategic Plan* is "To provide education to tenants and landlords, and to educate DCHA's stakeholders about what the DCHA is and what it does." The primary strategies to meet this objective include:

- Become a more visible and accessible partner in the development of affordable housing
- Increase the BOD's size and mix
- Develop strategic partnerships throughout the County

- Increase DCHA services to the homeless and DCHA residents
- Expand external knowledge of DCHA activities and role in the County
- Increase non-restricted revenues for DCHA

Through the Housing Choice Voucher Program, DCHA administers a Homeownership Program to transition renter households to homeowners. The DCHA relies on the HCV dollars to reduce monthly homeownership expenses and the CDBG and HOME funded down payment and closing cost program to provide enough subsidies to bridge the gap between the cost of housing in Dane County and the homeowner's ability to pay. Currently in Dane County (outside of Madison) there are 11 families participating in this program. The DCHA also encourages residents to participate in the Resident Advisory Board meetings whenever possible.

The DeForest Housing Authority holds monthly meetings with residents in the Senior building to discuss their needs and plans. The building is adjacent to the Senior Center with which the Housing Authority works closely.

Brouihahn Management & Consulting, Inc. works closely with the Senior Center in Stoughton and encourages their residents to be active. Notices of activities, transportation opportunities, etc. are regularly posted. The company keeps an open door policy.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

None of the public housing authorities in Dane County are deemed as troubled by HUD nor are they performing poorly.

**Discussion**

The DCHA will promote diversity of public housing residents by attracting a variety of families of various socio-economic backgrounds to each of its public housing developments and encourage mixed-income developments by increasing its TBRA voucher utilization. DCHA will continue to collaborate with a wide array of partners to leverage external resources, diversify their funding base, operate at peak efficiency, and attract and retain experienced staff.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The *Community Plan to Prevent and End Homelessness in Dane County* was developed by the Homeless Services Consortium in 2006 and updated in 2011. The Plan has three overarching goals:

1. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing.
2. Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible.
3. Provide an adequate inventory of affordable housing units for low-income households, whether by creating new units or making existing units affordable.

The full plan is available on the City of Madison CDBG web site at:

[http://www.cityofmadison.com/cdbg/docs/community\\_plan\\_to\\_end\\_homelessness\\_final.pdf](http://www.cityofmadison.com/cdbg/docs/community_plan_to_end_homelessness_final.pdf).

In 2015, Dane County as part of the Continuum of Care, will continue the objectives outlined in *A Community Plan to Prevent and End Homelessness in Dane County*. Actions to address the needs of individuals and families with children who are at imminent risk of becoming homeless include:

- Increasing the availability of effective case management services
- Increasing financial resources to households so that they are able to afford the cost of housing
- Providing education to help households better manage their resources
- Build on efforts to improve relationships between those who need housing (tenants) and those who have housing (landlords)
- Protect the legal rights of tenants to ensure that all are treated without discrimination and within the boundaries of the law.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

In 2014, the Dane County Board approved the purchase of a property at 1490 Martin Street in the Town of Madison for use as a day shelter and resource center for homeless residents of Dane County. The site proposal must yet undergo permit and approval processes before it can be fully operational, and the project is anticipated to be complete in early 2015.

On August 14, 2014 the Dane County Board of Supervisors approved the purchase of a house at 1738 Roth Street on Madison's north side for the purpose of providing housing and services to men and women 17 to 25 years of age who are homeless or at risk of becoming homeless. The 10-bedroom house

will be leased to Madison Community Cooperative for \$1 per year. MCC will partner with Youth Services of Southern Wisconsin to manage the facility and provide services such as job search support and financial literacy education

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency shelter and transitional housing programs in Dane County that report demographic data on persons served include:

Emergency shelter programs: Domestic Abuse Intervention Services; Porchlight's Men's Drop-In Shelter and Safe Haven; The Road Home Family Shelter; The Salvation Army's Single Women's Shelter, Family Shelter and Motel vouchers, and Family Warming Shelter; Youth Services of Southern Wisconsin volunteer host homes; and YWCA Family Shelter.

Transitional and supportive permanent housing programs: Community Action Coalition Home for Good program; Dane County Parent Council Hope House; Housing Initiatives Shelter Plus Care and scattered sites; Porchlight scattered site housing; The Road Home Housing & Hope; The Road Home / YWCA Second Chance Apartment Projects; Society of St. Vincent de Paul Port and Seton House; The Salvation Army Holly House; Tellurian Transitional Housing, SOS, Permanent Housing programs and Willy Street SRO; Veterans Assistance Foundation Green Avenue; YWCA Third Street program; YWCA/The Salvation Army/The Road Home House-ability and Rapid Re-Housing programs; and YWCA/Domestic Abuse intervention Services Empower Home program.

A list and map of federally assisted housing units in Dane County can be found in section MA-10 of this Plan.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Through the use of a variety of publicly and privately funded programs in Dane County, homelessness for many households has been prevented. A number of Homeless Services Consortium agencies provide support services and financial assistance in the form of back rent and short-term rent subsidies for prevention activities. Housing mediation at Small Claims Eviction Court or directly between the landlord and tenant, as well as legal advocacy, help tenants remain in their housing avoiding an eviction and preventing homelessness for many.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The County has adopted a Discharge Coordination Policy for the discharge of persons from publicly funded institutions or systems of care in order to prevent such discharge from immediately resulting in homelessness for such persons, as required by 24 CFR 91.225(c)(10).

### **Discussion**

Preventing homelessness has become an increasingly difficult issue in Dane County due to increasing barriers related to unemployment, low-paying jobs, limited subsidized housing units, and increasing housing costs in the market. In 2015 Dane County expects to award \$30,000 in CDBG funds to the Community Action Coalition for South Central Wisconsin, Inc. (CAC) for homelessness prevention services. CAC administers the local Rentable Program which provides homeless prevention and rapid re-housing assistance for eligible low-income households. CAC focuses its services on participants with incomes at or below 30% of the CMI to ensure that those with the greatest needs receive assistance. While the program serves both individuals and families, priority is placed on serving families with children. Many of the households served are in rural areas and small towns, and face barriers such as lack of reliable transportation and un/underemployment. Many of the communities served have been affected by shrinking manufacturing base, which has led to the loss of many jobs that allowed families to be self-sufficient. Additionally, the vacancy rate outside the city of Madison limits, as of the first quarter in 2014, was below 2%. CDBG funds will be used by the CAC homelessness prevention program in 2015 to help households maintain safe, affordable housing and thereby avoid homelessness and the many problems associated with it.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

There is a tremendous variety across communities in Dane County in terms of housing needs, housing supply, housing costs, and affordable housing needs. Among the identified fair housing impediments from the 2011 Analysis of Impediments to Fair Housing report were high housing costs, availability of affordable housing units, housing for seniors (particularly those in outlying areas), increasing owner cost burdens and the increased risk of foreclosure, and restrictive zoning/ land use regulations that may add significant cost to the construction of housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Dane County will continue to provide public assistance funding to private sector and non-profit organizations that support the goal of increasing the supply and availability of affordable housing units as described in the Strategic Plan.

The final report of the *Analysis of Impediments to Fair Housing Choice in Dane County* provided recommendations for overcoming the effects of impediments to fair housing, and included the following recommendations: Increasing the development of affordable housing; disseminating information to surrounding jurisdictions to increase the awareness of the consequences of codes and ordinances that restrict or prevent the development of affordable housing; monitoring rental vacancy rates and, in conjunction with local developers, assist in developing affordable housing in locations that are situated in close proximity to employment concentrations, goods and services, and public transit, and; have additional efforts to provide education and outreach services to persons who have language and cultural barriers that limit their ability to obtain and maintain stable housing.

The Dane County CDBG Commission will review and update their work plan to address the identified impediments to fair housing choice. This is updated following the end of the calendar year in order for the Commission to evaluate the effectiveness of the actions undertaken during the prior year. Applications for housing, and the resulting units, to be assisted with CDBG and HOME funds will be reviewed to assure that the housing is fully available to all residents of the community, regardless of race, color, national origin, gender, handicap, or familial status.

Dane County Department of Planning and Development will continue to staff a County Board committee called the Task Force for the Prioritized Revision of Chapter 10, Zoning, of the Dane County Code of Ordinances. The task force is systematically reviewing Dane County's Zoning Ordinance, Chapter 10 of the Dane County Code, for possible updates and amendments. The County has opted to go this limited, incremental route, as opposed to a wholesale, comprehensive rewrite of the entire ordinance. As part

of their effort, the task force has established a running 'laundry list' of potential amendments, from which they periodically prioritize near-term amendments on which to work. Two amendments of note on their list include: "Allow for and promote smaller lot sizes, setbacks, road widths, zero (setback) lot lines, and other regulations that decrease housing costs, as defined in the BUILD Traditional Neighborhood Design draft ordinance, where appropriate," and "accommodate assisted, multi-family senior housing." This last item has been proposed by the Dane County Towns Association and would be for assisted, multi-family senior housing in the rural, unincorporated areas of Dane County. Further information on the work of this Committee may be found at: <http://www.countyofdane.com/plandev/Chapter10.aspx>.

The Dane County Housing Authority plans to convert the 86 units of Public Housing it owns. 44 of the units will be converted to project-based rental assistance under Rental Assistance Demonstration (RAD), and the remaining units converted under Voluntary Conversion to Housing Choice Vouchers. The DCHA will continue to promote adequate and affordable housing by giving preference to families that have a rent burden (paying 50% or more of gross income for rent and utilities), displaced (according to HUD definition), and those living in substandard housing (according to HUD definition) which includes homeless. At least 40% of Public Housing residents are at or below 30% of the area medium income limit and 75% of new admitted families to the Section 8 program are at or below 30% of the area median income.

#### **Discussion:**

In the 2013 program year, CDBG/HOME funds helped construct 8 new owner-occupied affordable single-family housing units, rehabilitate 27 existing owner-occupied housing units as a means to maintain affordable housing, promote homeownership for 14 LMI households by providing down payment and closing cost assistance, and rehabilitate 44 affordable renter-occupied housing units in Dane County outside of Madison.

In 2015, Dane County expects to use CDBG/HOME funds to help construct 2 new owner-occupied affordable single-family housing units, rehabilitate 44 existing owner-occupied housing units as a means to maintain affordable housing, and promote homeownership for 22 LMI households by providing down payment and closing cost assistance to LMI families residing in Dane County outside of Madison.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Dane County will engage in a variety of activities during the 2015 program year, which are intended to further local housing and community development goals.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting underserved needs is the lack of resources. This is a lack of staff resources both at the County and local level to work with communities to analyze needs and potential resources, to package potential projects for consideration, and to implement projects. There is also a lack of financial resources to bring projects to fruition.

### **Actions planned to foster and maintain affordable housing**

Affordable housing continues to be a priority for Dane County. In 2015, Dane County anticipates using \$716,676 in HOME funds and \$365,000 in CDBG funds to increase the supply and availability of affordable housing units for low and moderate income families, the elderly, and persons with disabilities. This goal will be met through a variety of activities including major and minor home repair projects, mortgage reduction programs, and an activity to be completed by a yet to be determined CHDO.

### **Actions planned to reduce lead-based paint hazards**

Dane County works to reduce lead-based paint hazards by making sure housing is lead-safe and by improving the detection and treatment of lead poisoning in children.

Dane County requires, via the agreements with subrecipients, compliance with the Lead-Based Paint requirements set forth in 24 CFR Part 35. This includes meeting the requirements for notification, identification and stabilization of deteriorated paint, identification and control of lead-based paint hazards, and identification and abatement of lead-based paint hazards. The *Protect Your Family From Lead in Your Home* pamphlet developed by the EPA, HUD, and the U.S. Consumer Product Safety Commission is also distributed.

The Wisconsin Department of Health and Family Services maintains an on-line database registry of properties that have been certified as Lead-Free/Lead-Safe. This Wisconsin Asbestos and Lead Database Online, known as WALDO, is of housing (single-family and apartments) and child occupied facilities, such as day care centers, that meet the lead-free or lead-safe property standards established under the State Administrative Code.

Through the City and County Board of Health Environmental Health Division, community education programs are provided. Information about lead is incorporated into the nutritional counseling

conducted at the WIC (Women, Infants, and Children) Clinics held throughout the County. Evaluation of homes of children found to have elevated blood lead levels, as well as, consultation for renovation and remodeling are provided through this program.

### **Actions planned to reduce the number of poverty-level families**

On May 23, 2013, the Dane County Board of Supervisors passed Ordinance Amendment 6 amending Chapter 15 of the Dane County Code of Ordinances and creating the 11-member Dane County Poverty Commission. As noted by County Board Chair, John Hendrick, “Addressing poverty is the most critical issue facing the County. Providing programs and initiatives to end poverty not only helps individuals reach their full potential, but also prompts community renewal and stability.” The first meeting of the Poverty Commission was August 19, 2013, and the Commission will continue to meet monthly in 2015 to address the needs of poverty-level families in Dane County.

Other programs in Dane County that seek to reduce the number of poverty level families include:

- Early Childhood Initiative (ECI)
- Family Unification Program (FUP)
- Head Start
- Welfare to Work

A description of the programs listed above can be found in section SP-70 of the 2015-2019 Consolidated Plan.

### **Actions planned to develop institutional structure**

Dane County, as an urban county, is well positioned to coordinate the work of public, private, and non-profit organizations through which it will carry out the Consolidated Plan and Annual Action Plan.

Dane County, specifically the Office of Economic and Workforce Development is the lead agency responsible for overseeing the development of the plan for the Dane County Urban County Consortium.

The Dane County Urban County Consortium, as of 2014, includes 56 participating municipalities representing slightly over 96% of the population outside the City of Madison. These cities, villages, and towns along with various departments in Dane County will be the major public agencies responsible for administering programs covered by the Consolidated Plan.

Private agencies that help to carry out the Annual Plan are typically selected as subrecipients through a Request-for-Proposal (RFP) process. If there are no respondents to an RFP, then Dane County purchasing standards allow a subrecipient to be selected by either re-issuing the RFP or by selecting the subrecipient on the open market.

The program is overseen by the Community Development Block Grant Commission and the federal Department of Housing and Urban Development (HUD).

Key public agencies with which the program staff will work include:

- Community Development Block Grant Commission
- Dane County Executive's Office, Office of Economic and Workforce Development
- Dane County Department of Human Services
- Dane County Department of Land & Water Resources, Land Acquisition Division
- Dane County Department of Planning and Development
- Dane County Department of Public Works, Highway, and Transportation
- Dane County Emergency Management
- Dane County Housing Authority
- Dane County Office of Equal Opportunity
- U.S. Department of Housing and Urban Development (HUD)
- Wisconsin Department of Administration, Division of Housing
- Wisconsin Housing and Economic Development Authority (WHEDA)

Non-Profit Organizations:

Since their inception, the CDBG and HOME programs in Dane County have dedicated a large portion of their resources to working with non-profit organizations to produce and maintain affordable housing. This nonprofit infrastructure functions as the principal housing and social service delivery system, as well as, helps further the economic development goals. These organizations are typically selected as subrecipients through an annual competitive request-for-proposal (RFP) process. For a list of non-profit organizations Dane County will be working with in 2015, please see the Projects section of the Action Plan.

Private Industry:

The private sector supports and complements the County's community development efforts in a number of ways:

- Specialized Services
- Local Lending Institutions
- Federal Home Loan Bank of Chicago

**Actions planned to enhance coordination between public and private housing and social service agencies**

Dane County will continue to participate as a member of the Home Buyers Round Table of Dane County, Inc., a non-profit member organization whose mission is to promote and educate the Dane County

community about home ownership. Members include housing industry representatives that believe home ownership will increase family stability and financial security; stabilize and strengthen communities and neighborhoods; and generate jobs and stimulate economic growth.

Dane County will also continue to participate in the Homeless Services Consortium on both the Funders and Service Providers groups.

The County will continue to organize workgroups as needed to address different projects. One such group was pulled together to identify unmet disaster assistance needs stemming from the storms and flooding of June 5 – July 25, 2008. The group included representatives from the County Departments of Emergency Management; Human Services; Land and Water Resources; and Planning and Development; Public Works, Highway, and Transportation. Representatives worked with local municipalities to identify needs, develop work plans, determine budgets, and identify possible funding resources.

#### **Discussion:**

To ensure compliance with housing codes for properties being acquired under the home ownership programs, Dane County procures the services of an independent housing inspector to conduct inspections of the homes prior to purchase using local codes and the Housing Quality Standards (HQS) checklist. Any code violations must be addressed prior to the County approving the purchase of the property. As part of the on-site monitoring conducted by the County, a random sample of houses is inspected.

Residential units for which housing rehabilitation funds are being requested are inspected prior to the work being undertaken and then following completion by either Building Inspectors for the municipality in which the work is being undertaken or by a qualified inspector with Project Home. As part of on-site monitoring conducted by the County, a random sample of houses is inspected.

The HOME requirements at 24 CFR 92.504(d) specify a minimum requirement that rental housing units assisted with HOME funds be inspected on the following basis based upon the number of total units in the project:

The Project Home NOAH project is charged with inspecting their units and providing the information to the County which is monitored by staff.

On site and desk monitoring of rental units will take place every 1-3 years as dictated by the number of units in the project. 2012 marked the first year that Dane County had newly completed rental units.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Dane County periodically receives additional funds in addition to the annual CDBG/HOME federal grant allocation in the form of program income (any proceeds received by Dane County and/or its subrecipients directly generated from the use of CDBG/HOME funds) and recaptured funds from loan payments, payoffs, and unexpended prior year funds. These funds are reallocated to eligible CDBG/HOME activities. CDBG regulations require that, at the end of each program year, grantees must determine whether they have excess program income on hand and return any excess to its line of credit. Excess program income is calculated by:

1. Assessing the aggregate amount of program income held by the grantee and its subrecipients.
2. Subtracting the following from the aggregate amount:
  - Any funds needed for immediate cash needs (i.e., needed within the next 30 days to pay outstanding bills);
  - Revolving loan fund balances;
  - Lump sum draw down balances; and
  - Cash or investments held as security for Section 108 loan guarantees.
3. Any amount remaining after the deductions that is in excess of one-twelfth of the grantee's most recent entitlement grant must be remitted to the grantee's line of credit as soon as practicable after the excess amount is determined.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- |  |        |
|--|--------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 30,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0      |
| 3. The amount of surplus funds from urban renewal settlements  | 0      |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0      |
| 5. The amount of income from float-funded activities   | 0      |

**Total Program Income:** **30,000**

**Other CDBG Requirements**

- 1. The amount of urgent need activities 50,517
  
- 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 96.50%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  

Dane County will only be using the forms of investment described under 24 CFR Part 92.205(b).
  
- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:  

Dane County will use the recapture provisions to recoup all or a portion of the assistance provided to homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. When the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are not sufficient to recapture the full HOME investment, then Dane County will recapture the net proceeds, (if any).
  
- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:  

Dane County will use the recapture provisions to recoup all or a portion of the assistance provided to homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. When the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are not sufficient to recapture the full HOME investment, then Dane County will recapture the net proceeds, (if any).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable to 2015 HOME funding.

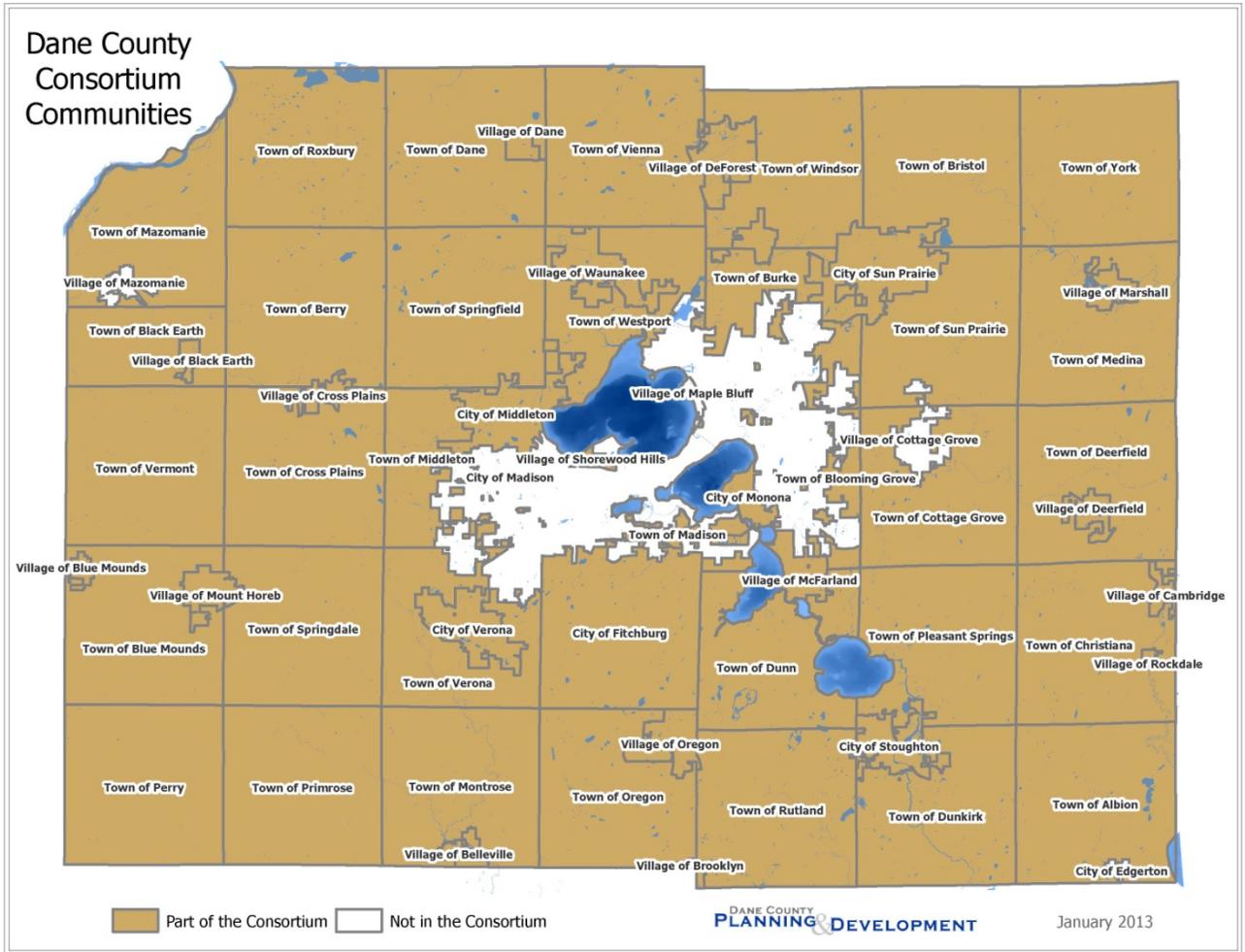
# Appendix 1

## Dane County Urban County Consortium

There are 56 participating municipalities in the Dane County Urban County Consortium. These municipalities, shown in Map 1, include:

Town of Albion	Town of Medina
Village of Belleville	City of Middleton
Town of Berry	Town of Middleton
Town of Black Earth	City of Monona
Village of Black Earth	Town of Montrose
Town of Blooming Grove	Village of Mount Horeb
Village of Blue Mounds	Town of Oregon
Town of Blue Mounds	Village of Oregon
Town of Bristol	Town of Perry
Village of Brooklyn	Town of Pleasant Springs
Town of Burke	Town of Primrose
Village of Cambridge	Village of Rockdale
Town of Christiana	Town of Roxbury
Town of Cottage Grove	Town of Rutland
Town of Cross Plains	Village of Shorewood Hills
Village of Cross Plains	Town of Springdale
Town of Dane	Town of Springfield
Village of Dane	City of Stoughton
Town of Deerfield	City of Sun Prairie
Village of Deerfield	Town of Sun Prairie
Village of De Forest	Town of Vermont
Town of Dunkirk	City of Verona
Town of Dunn	Town of Verona
City of Fitchburg	Village of Waunakee
Town of Madison	Town of Vienna
Village of Marshall	Town of Westport
Town of Mazomanie	Town of Windsor
Village of McFarland	Town of York

**Map: Dane County Urban County Consortium**



## Appendix 2

### Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b> Continuum of Care</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b> Sue Wallinger, City of Madison.</p> <hr/> <p><b>Provide a brief summary of the data set.</b> Sue Wallinger with the City of Madison CDBG Office compiles an annual report with data collected from agencies that use the Wisconsin ServicePoint (WISP) homeless management information system. While efforts are made to produce reports of unduplicated counts, it is still possible that some duplication occurs.</p> <hr/> <p><b>What was the purpose for developing this data set?</b> The Homeless Services Consortium functions as the local Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development (HUD) as the local planning and decision-making body on programs funded with HUD's homeless assistance programs.</p> <hr/> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Dane County.</p> <hr/> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2012.</p> <hr/> <p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.</p>
<b>2</b>	<p><b>Data Source Name</b> 2000 Census</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau.</p> <hr/> <p><b>Provide a brief summary of the data set.</b> Comprehensive nation-wide census data.</p> <hr/> <p><b>What was the purpose for developing this data set?</b> To be used in section NA-10 to replace missing/ incorrect auto-populated data.</p> <hr/> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> National.</p>

	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2000.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
3	<p><b>Data Source Name</b></p> <p>Dane County PHA</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Dane County Housing Authority (DCHA).</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Most current and accurate data available on the characteristics of the residents and total units owned by the DCHA.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Supplement/ update the most current PIC data.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Coverage of all public housing units in the Dane County Urban County Consortium.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Current as of July 2014.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Data is continually updated as changes occur in the DCHA.</p>