



# Dane County 2020-2024 Consolidated Plan

AND

## First Year Annual Action Plan

Promoting



**Decent Housing**



**Suitable Living Environments**



**Economic Development**

Final- Approved by HUD August 2020

# Acknowledgements

## **County Executive**

Joseph T. Parisi

## **CDBG Commission Members**

Cynda Solberg, Chair

Godwin Amegashie

Karen Crossley

Matt Egerer

Jeremiah DeGollon

Ron Johnson

Richard Oberle

Neil Stechschulte

Teresita Torrence

## **Staff**

Casey Becker

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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, 2020 through December 31, 2024.

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 \$1.8 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:

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Increase access to affordable quality housing	2020	2024	Affordable Housing	Consortium	Housing Availability/Affordability	CDBG: \$1,753,733 HOME: \$2,625,970	Rental units constructed: 15 Units Rental units rehabilitated: 12 Units Homeowner Housing Added: 12 Units Homeowner Housing Rehabilitated: 160 Units Direct Financial Assistance to Homebuyers: 60 Households Assisted TBRA / Rapid Rehousing: 25 Households Assisted
Expand economic opportunities for LMI persons	2020	2024	Non-Housing Community Development	Consortium	Economic Opportunity	CDBG: \$876,866	Jobs created/retained: 80 Jobs  Businesses assisted: 60 Businesses Assisted
Assure access to public services for LMI persons	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Consortium	Public Services Accessibility	CDBG: \$876,866	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted  Homelessness Prevention: 50 Persons Assisted
Improve public facilities/develop infrastructure	2020	2024	Non-Housing Community Development	Consortium	Public Facilities and Improvements	CDBG: \$876,866	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted  Facade treatment/business building rehabilitation: 5 Business
Strong Program Planning and Administration	2020	2024	Planning and Administration	Consortium	Planning and Administration	CDBG: \$1,169,155 HOME: \$291,774	
Urgent Need Response to Natural Disasters	2020	2024	Non-Housing Community Development Urgent Need	Consortium	Disaster Assistance	CDBG: \$292,289	

## Goals Summary Information

### 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: [cdbg.countyofdane.com/reports](http://cdbg.countyofdane.com/reports).

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

Citizen participation and consultation in the development of Dane County's 2020-2024 Consolidated Plan included the following:

1. Three focus groups conducted between February 13, 2019 and March 1, 2019 to gather input regarding Madison and Dane County's to housing and community development needs. Focus group attendees represented diverse groups including housing providers, homeless service organizations, community and economic development agencies, and neighborhood centers.
2. A stakeholder survey with 138 respondents representing professionals working across the housing, human services, and community development spectrum in the public, private, and non-profit sectors. The respondents provide services throughout Dane County serving the needs of diverse low-income and vulnerable populations.
3. A community survey with 373 residents throughout Dane County communities responding and providing input for needs and priorities in Madison and Dane County.
4. Semi-annual meetings with the City of Madison Community Development Division staff to coordinate efforts and discuss emerging needs in the community.
5. Public hearings held during numerous publicly-noticed CDBG Commission meetings to solicit input from residents on ongoing housing and community development needs in Dane County. The CDBG Commission hosts public hearings for input twice a year at locations throughout the County accessible for persons with disabilities.
6. The The 2020-2024 Consolidated Plan (Plan) was made available to the public on February 22, 2020 with a Notice of Public Hearing and electronic copy of the draft document posted on the Dane County CDBG website ([cdbg.countyofdane.com](http://cdbg.countyofdane.com)) and hard copies available at the Housing Access and Affordability Division Office located at 210 MLK, Jr. Blvd., Madison, WI 53703. An announcement of the Plan and Notice of Public Hearing for Citizen Input on the Plan was published in the WI State Journal on February 25, 2020. Information on the document and links to the Plan were sent to the 56 participating municipalities; past and presently funded sub-recipient agencies; local Chambers of Commerce; and to a database of local housing and community development organizations.

A Public Hearing on the Plan was expected to be held at a CDBG Commission meeting in late March; however, due to the emergence of the COVID-19 outbreak the public hearing was postponed until the June 15, 2020 CDBG Commission meeting. Public comments continued to be accepted by the County through the June 15th Public Hearing, which was held remotely in accordance with Dane County's Citizen Participation Plan. The final version of the Plan was approved at a publicly noticed meeting of the Dane County Board of Supervisors on July 9, 2020. Copies of the announcement published in the WI State Journal; Public Hearing meeting minutes; and Dane County's Citizen Participation Plan are included as attachments in Appendix B-Grantee Unique Appendices.

## **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, the focus groups, and through the community and partner surveys. This input provided the foundation for the development of the priorities, goals and objectives of the Plan.

Comments were also received during the 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 2020-2024 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		DCDHS- Housing Access and Affordability Division
HOPWA Administrator		
HOME Administrator		DCDHS- Housing Access and Affordability Division
HOPWA-C Administrator		

**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 Department of Human Services- Housing Access and Affordability Division, 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 2020, includes 56 participating municipalities representing slightly over 95% 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, please visit the Dane County CDBG website at [cdbg.countyofdane.com](http://cdbg.countyofdane.com).

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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Dane County Executive Office  
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210 Martin Luther King Jr. Blvd.  
Madison, WI 53703

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(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 (updated 2016) 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.

Dane County coordinated with the City of Madison to conduct focus group meetings to gather input on the top community development needs in the greater Madison area. Information from various sources was collected from January 8, 2019 to March 1, 2019. The meetings were held at various locations throughout the County, and all meetings were accessible to persons with disabilities.

Focus group attendees represented a breadth of interest and groups, including:

- Affordable housing providers
- After school programs
- City/County government
- Community gardens
- Economic development organizations
- Funding organizers

- Homeless shelters and providers
- Neighborhood centers
- Persons experiencing homelessness
- Persons with disabilities
- Persons with mental illness
- Residents
- Seniors
- Veteran Organizations

Focus group attendees had several ways to communicate their views on the County's top community development needs: (1) verbally, as part of a group discussion about needs; (2) in written form by completing the worksheets distributed at the meetings; and (3) by phone or email to City/County staff following the meetings. A summary of the comments/findings from group participants can be found in Appendix A.

**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 2016, the Madison/Dane County CoC revised the 10 Year Plan to Prevent and End Homelessness. A series of meetings and feedback sessions were held in the spring and early summer of 2016. Throughout 2016 and 2017, dedicated people worked to write the Community Plan to Prevent and End Homelessness. It was approved by the HSC Board of Directors in 2017. The Community Plan to Prevent and End Homelessness Oversight Committee reviews the plan regularly. The Committee tracks what has been accomplished and where work still needs to be done.

The 2016-17 annual report on homeless services presents data that is entered into the Homeless Management Information System (HMIS). HMIS collects real-time data from agencies that operate nearly all of the homeless programs in Dane County. The CoC's annual report, and data contained within it, are submitted to the Department of Housing and Urban Development (HUD). The full report can be accessed at [https://0dae4f91-4a77-41b6-8005-0e9000834ebd.filesusr.com/ugd/73dee7\\_3ba42e9c2eca45cb965ebcfa51225ac5.pdf](https://0dae4f91-4a77-41b6-8005-0e9000834ebd.filesusr.com/ugd/73dee7_3ba42e9c2eca45cb965ebcfa51225ac5.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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	Met with agency as part of regular communication and coordination of the County's Housing Initiative efforts to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
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>	Met with agency as part of regular communication and coordination of the County's Housing Initiative efforts to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency 2/13/2019 to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
9	<b>Agency/Group/Organization</b>	OPERATION FRESH START
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs 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>	Met with agency as part of regular communication and coordination of the County's Housing Initiative efforts to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.

10	<b>Agency/Group/Organization</b>	Housing Initiatives, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities 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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency 2/12/2019 to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	Met with agency as part of regular communication and coordination of the County's Housing Initiative efforts to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
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>	Met with agency as part of regular coordination of the County's Housing Initiative's team to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency 2/19/2019 to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
16	<b>Agency/Group/Organization</b>	Kennedy Heights Neighborhood Center
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Education

	<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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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 Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-housing community development strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency 3/1/2019 to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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

	<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>In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>
22	<p><b>Agency/Group/Organization</b></p>	<p>GOODMAN COMMUNITY CENTER</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Health  Services-Education  Neighborhood Organization</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Non-Homeless Special Needs  Market Analysis  Anti-poverty Strategy</p>

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	In a joint effort with the City of Madison, 6 focus group meetings were held with a variety of community groups and stakeholders in 2014 in order to receive input into needs and priorities for Dane County. 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 and beyond 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>	Civic Leaders Funder Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Non-housing community development strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency 2/02/2019 to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
27	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUB OF DANE COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Health Agency Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-housing community development strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency 2/19/2019 to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
28	<b>Agency/Group/Organization</b>	Madison/Dane County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency as part of numerous focus groups to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
29	<b>Agency/Group/Organization</b>	Madison Metropolitan School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - Local Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency 3/1/2019 to collect comments on needs/trends/priorities for greater Madison area. Will share Consolidated Plan to agency to continue discussion for improved performance.
30	<b>Agency/Group/Organization</b>	Community Development Division
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

<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>Met with Division as part of the development and sharing of public comment received on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.</p>
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**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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Area Agency on Aging Plan 2016-2018	Dane County Dept. of Human Services- Area Agency on Aging	As part of the preparation for the 2016-2018 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.
Fair Housing Equity Assessment	Capital Area Regional Planning Commission	Actions to address issues identified in the FHEA are incorporated into the Plan.
Dane County Housing Needs Assessment	UW-Madison Dept. of Urban and Regional Planning	The report presents data on the housing demand, housing supply, and housing needs for Dane County and each of its municipalities. Actions to address issues identified in the report are incorporated into this Plan.

**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 2020 the Consortium Cooperation agreement was renewed in order to continue as an Urban County with the participating municipalities. All participating units of local government were consulted in the creation of the plan.

Dane County also works closely with the State of Wisconsin Division of Housing, Capital Area Regional Planning Commission, the Dane County Housing Authority, the Madison Region Economic Partnership, the UW-Madison Urban and Regional Planning Department, and the City of Madison Community Development Division.

**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 – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The DCDHS- Housing Access and Affordability Division partnered with the City of Madison to conduct three focus groups and two surveys to collect information and gather input on the top community development needs in Dane County.

On a regular and ongoing basis, the County's CDBG Commission serves as the main citizen participation resource for the community development process. The Commission meets monthly and regularly provides time within each meeting for public comments and presentations. The Commission annually holds at least two public hearings to assess the overall progress of its investment program and to solicit feedback about future and emerging needs within the community. On March 31, 2020, a public hearing was held to collect preliminary information on community development needs. This meeting was advertised in community newspapers and through email distribution lists. A summary of the comments/findings from attendees can be found in Appendix A. The draft Consolidated Plan was presented at a second public hearing on 6/15/2020. Comments from that public hearing are similarly addressed in Appendix A.

The partner and community surveys were created to collect information on community needs from residents and stakeholders who did not participate in the focus groups. The electronic surveys were sent out to over 700 email recipients and forwarded through community listservs, such as LaSup (Latino Support Group), Home Buyers' Round Table, and the Homeless Services Consortium. For over a month, the surveys were also available on Dane County's CDBG website, City of Madison CDBG website, and accessible via public computers located in Madison public libraries. Copies of the surveys were also distributed and mailed out on request and made available to individuals at the Beacon homeless day shelter. A total of 511 individuals responded to the survey questions. A summary of comments received can be found in Appendix A.

The DCDHS- Housing Access and Affordability Division initiated several efforts to broaden the outreach and participation of various community groups. Dane County used the following processes to receive input on the Consolidated Plan process as the draft report was developed:

- Hard copy of draft Consolidated Plan available at the County Executive's office located within the City-County Building;

- Electronic copy of draft Consolidated Plan available for 45 days on the County's CDBG website ([cdbg.countyofdane.com](http://cdbg.countyofdane.com)) and Economic Development website ([dane-econdev.org](http://dane-econdev.org)). The CDBG website included a "Comments" page for residents to submit comments and any aspect of the Plan.
- Advertised via community newspapers and specific homeless, housing, and business email distribution lists notifying users of public hearings being held on the draft of the Plan.
- Continued and ongoing feedback from community partners, residents, and local organizations regarding the needs and priorities the County should be addressing with HUD funding.

A copy of the County's Citizen Participation Plan can be found in Appendix A.

## **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Focus Group meetings	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	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"		
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			<p>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</p>			
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>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).</p>			

2	Focus Group meetings	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	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		
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			<p>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</p>	<p>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 a nice cheaper place to live.j.)Would like to have help</p>		
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			<p>income to be between 30 and 50% of the County median income placing them at the very low income limits.</p> <p><b>SECTION 2: SPENDING PRIORITIES</b></p> <p>The 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</p>	<p>paying my rent but there is always a waiting list. Or have a thing for low [income] families to buy houses.</p>		
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			<p>highest priority. Neighborhood services, such as debris and trash removal, demolition of blighted buildings, 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</p>			
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			<p>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</p>		
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			<p>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%).SECTION 3: EDUCATION AND EMPLOYMENT55% of survey respondents had education beyond the high school level</p>		
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			<p>with 13% obtaining a bachelors degree and 4% having obtained a graduate or post-graduate degree. 55 (30%) of the survey respondents indicated they 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</p>			
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>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	Focus Group meetings	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</p>	<p>There were 446 total comments received. Below is a summary of comments by category: ACCESS TO RESOURCES (97 comments total): -Increasing options in this area would be phenomenal. - Housing is the issue.-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. -Need to address the source of the Homeless problem. -Help renters deal with bad landlords and housing crises. -Multiple angles of AODA, mental health and physical health support should be considered as part of overall package to provide housing location. -Keeping people in housing is a good community investment.- Everyone in poverty isn't homeless. Resources need to arduously address all the people and conditions that are precursors to homelessness.-</p>		
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			<p>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 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</p>	<p>Large portion of funding should go to 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</p>	
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			<p>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,</p>	<p>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 force.NEIGHBORHOODS (95</p>		
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			<p>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>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</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				livable neighborhoods with services.		

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</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 civic</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>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>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) 2011-2015 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 County’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 (FY2020) income limit classifications for the Dane County/Madison area are shown below in Table 1.

FY 2020 Income Limit Area	Median Family Income <a href="#">Explanation</a>	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Madison, WI HUD Metro FMR Area</b>	\$100,100	Very Low (50%) Income Limits (\$) <a href="#">Explanation</a>	35,050	40,050	45,050	<b>50,050</b>	54,100	58,100	62,100	66,100
		Extremely Low Income Limits (\$)* <a href="#">Explanation</a>	21,050	24,050	27,050	<b>30,050</b>	32,500	35,160	39,640	44,120
		Low (80%) Income Limits (\$) <a href="#">Explanation</a>	54,950	62,800	70,650	<b>78,500</b>	84,800	91,100	97,350	103,650

**FY2020 HUD Income Limits- Dane County**

## 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 2009 and 2015, 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: 2009	Most Recent Year: 2015	% Change
Population	488,073	250,780	-49%
Households	193,033	101,030	-48%
Median Income	\$59,546.00	\$62,865.00	6%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Table 5 footnote

Auto-populated data from base year (2009) includes entire population of Dane County; data from most recent year (2015) includes population of Dane County consortium (excludes City of Madison).

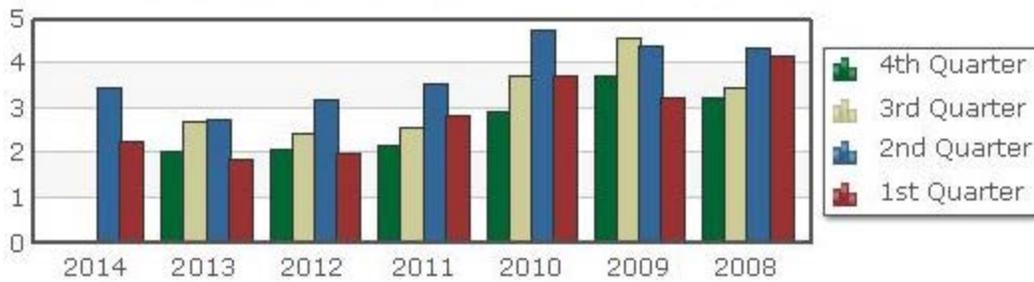
### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,819	11,844	17,434	11,734	50,185
Small Family Households	2,638	3,451	5,792	5,157	29,194
Large Family Households	525	771	951	827	3,979
Household contains at least one person 62-74 years of age	1,581	2,264	3,440	2,560	9,489
Household contains at least one person age 75 or older	1,981	2,283	1,836	915	2,133
Households with one or more children 6 years old or younger	1,642	2,056	2,383	1,531	6,696

**Table 6 - Total Households Table**

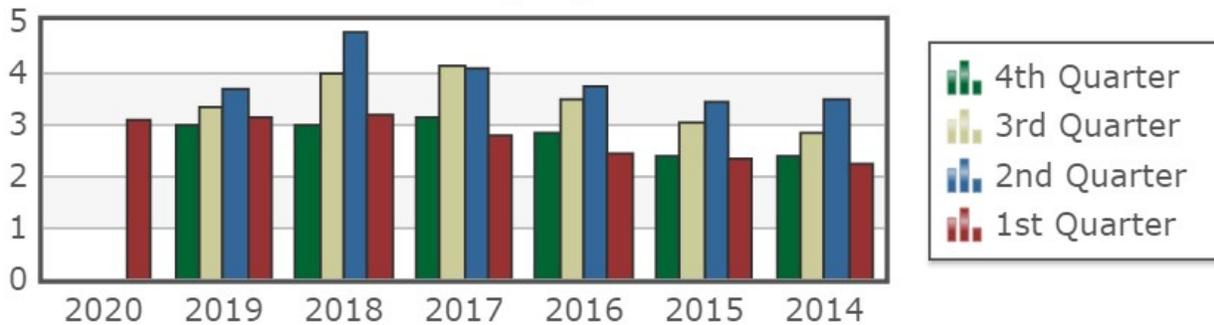
Data Source: 2011-2015 CHAS

### Madison Area Rental Vacancy Rates (%)



Madison Area Rental Vacancy Rates (2008-2014)

### Madison Area Rental Vacancy Rates (%)



Madison Area Rental Vacancy Rates (2014-2020)

#### Vacancy Charts

The Madison Area Rental Vacancy Rate charts give 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	212	194	127	115	648	14	14	78	92	198
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	43	84	30	227	10	0	0	12	22
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	124	433	202	45	804	58	34	78	58	228
Housing cost burden greater than 50% of income (and none of the above problems)	4,213	893	109	0	5,215	1,813	1,356	1,146	245	4,560

	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
Housing cost burden greater than 30% of income (and none of the above problems)	1,097	3,912	1,614	107	6,730	530	1,375	3,064	1,984	6,953
Zero/negative Income (and none of the above problems)	301	0	0	0	301	347	0	0	0	347

**Table 7 – Housing Problems Table**

Data 2011-2015 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	4,603	1,571	514	190	6,878	1,878	1,401	1,296	404	4,979
Having none of four housing problems	1,820	5,812	7,741	3,278	18,651	827	3,043	7,859	7,848	19,577
Household has negative income, but none of the other housing problems	301	0	0	0	301	347	0	0	0	347

**Table 8 – Housing Problems 2**

Data 2011-2015 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	1,920	1,847	418	4,185	454	667	1,729	2,850
Large Related	358	227	137	722	84	214	353	651
Elderly	1,286	1,259	523	3,068	1,440	1,430	1,313	4,183
Other	2,137	1,863	772	4,772	454	477	938	1,869
Total need by income	5,701	5,196	1,850	12,747	2,432	2,788	4,333	9,553

**Table 9 – Cost Burden > 30%**

Data 2011-2015 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	1,415	289	12	1,716	426	344	473	1,243
Large Related	243	38	0	281	66	66	91	223
Elderly	956	403	83	1,442	1,053	690	436	2,179
Other	1,927	263	14	2,204	322	274	205	801
Total need by income	4,541	993	109	5,643	1,867	1,374	1,205	4,446

**Table 10 – Cost Burden > 50%**

Data 2011-2015 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
NUMBER OF HOUSEHOLDS										
Single family households	198	472	267	75	1,012	68	34	63	55	220
Multiple, unrelated family households	0	4	0	0	4	0	0	15	15	30
Other, non-family households	0	0	19	0	19	0	0	0	0	0
Total need by income	198	476	286	75	1,035	68	34	78	70	250

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	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 2018 (2018 ACS 1-year estimates) 40,610 persons (7.6% of the population) in Dane County identified as having a disability. Persons identifying with two or more races experienced the highest rate of disability (9.1% with a disability).

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	8,140	1,047	648
White	5,957	983	512
Black / African American	1,173	20	85
Asian	288	0	25
American Indian, Alaska Native	4	0	0
Pacific Islander	15	0	0
Hispanic	590	43	20

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

Data 2011-2015 CHAS  
Source:

\*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**

<b>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	8,253	3,590	0
White	6,745	3,034	0
Black / African American	564	109	0
Asian	118	104	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	793	284	0

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

Data 2011-2015 CHAS  
 Source:

\*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	6,517	10,922	0
White	5,923	9,971	0
Black / African American	144	279	0
Asian	102	128	0
American Indian, Alaska Native	15	20	0
Pacific Islander	0	0	0
Hispanic	300	432	0

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

Data 2011-2015 CHAS  
Source:

\*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	2,680	9,030	0
White	2,480	8,324	0
Black / African American	44	240	0
Asian	64	136	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	55	269	0

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

Data 2011-2015 CHAS  
Source:

\*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	6,481	2,647	648
White	4,726	2,173	512
Black / African American	1,024	174	85
Asian	188	95	25
American Indian, Alaska Native	4	0	0
Pacific Islander	15	0	0
Hispanic	431	202	20

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

Data 2011-2015 CHAS  
Source:

\*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	2,972	8,855	0
White	2,383	7,403	0
Black / African American	165	514	0
Asian	55	167	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	372	705	0

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

Data 2011-2015 CHAS  
Source:

\*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	1,810	15,600	0
White	1,546	14,340	0
Black / African American	20	403	0
Asian	102	128	0
American Indian, Alaska Native	15	20	0
Pacific Islander	0	0	0
Hispanic	134	589	0

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

Data 2011-2015 CHAS  
Source:

\*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

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	594	11,126	0
White	485	10,321	0
Black / African American	40	244	0
Asian	19	181	0
American Indian, Alaska Native	0	4	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>
Pacific Islander	0	0	0
Hispanic	30	294	0

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

Data 2011-2015 CHAS  
Source:

\*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.

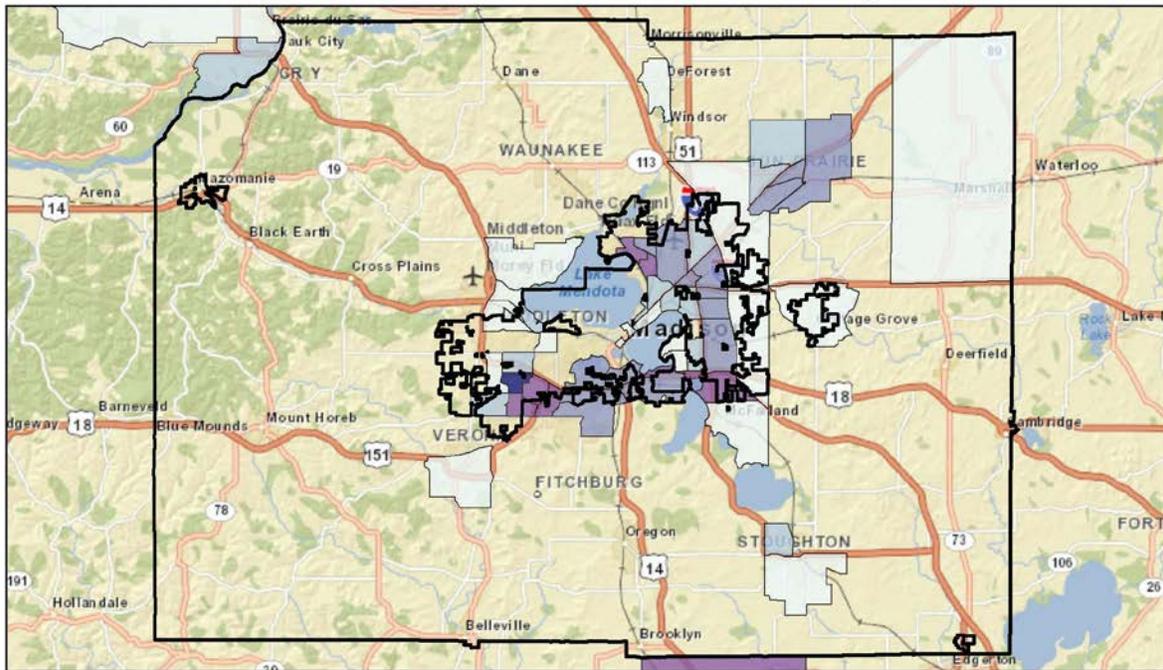
### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	72,750	17,167	10,450	652
White	67,558	15,082	8,496	512
Black / African American	1,056	746	1,139	85
Asian	1,481	279	247	25
American Indian, Alaska Native	107	25	4	0
Pacific Islander	4	0	19	0
Hispanic	2,045	933	424	20

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

Data Source: 2011-2015 CHAS

Dane County Voucher Concentration - Voucher Concentration by Census Tract



July 18, 2014

Override 1 VoucherConcentration

HCV\_PCT\_RENTER\_OCC\_UNITS

<3.20%

3.20-5.05%

5.05-7.53%

7.53-11.84%

>11.84%

0 3.75 7.5 15 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

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					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	115	1,042	7	988	4	34	0

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

**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	Certificate	Mod-Rehab	Public Housing	Program Type					
				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	Certificate	Mod-Rehab	Public Housing	Program Type					
				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)	9	358	1,436	0	0	0
Persons in Households with Only Children	0	3	0	0	0	0
Persons in Households with Only Adults	87	373	1,911	0	0	0
Chronically Homeless Individuals	55	91	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	4	57	0	0	0	0
Unaccompanied Child	3	0	31	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**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 a 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 2018 (2018 ACS 1-year estimates) 40,610 persons (7.6% of the population) in Dane County identified as having a disability. Persons identifying with two or more races experienced the highest rate of disability (9.1% with a disability).

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 2018, there were 29 new diagnoses of HIV/AIDS in Dane County (including Madison), which is a rate of 5.5 cases per 100,000 people. In 2013-2018, Dane County averaged a diagnoses rate of 23.4 cases/year, with an average annual rate of 4.9 per 100,000 persons. Since 1983 there have been 1,237 cases of HIV/AIDS reported in Dane County, and the current prevalence is 859, or 180 cases per 100,000 people.

The case rate per 100,000 population in Dane County is higher than the Statewide average. In Wisconsin in 2018 the case rate was 3.7 and from 2009-2018 the average case rate was 4.2.

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 29 persons reporting cases of infection in 2018, 13 were White (3.2 rate), 9 African American (34.1 rate), and 6 Hispanic (22.9 rate). Of the 859 currently infected persons in Dane County, 462 are White (115.4 rate), 255 African American (966.1 rate), 92 Hispanic (351.3 rate), and 19 Asian/ Pacific Islander (83.3 rate).

Historically, those between the ages of 20-29 are most at-risk of HIV/AIDS, accounting for 38.5% of new cases between 2013-2017. Persons between the ages of 20-29 accounted for 51.7% of all new cases in Dane County in 2018.

### **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

The Dane County housing market is defined by its large but minority portion of single family owner occupied housing, and its smaller but significant portion of multifamily rental housing. The ownership market has begun to recover from the 2008 recession, though house values have not returned to their 2006 peak. After a five-year lull in construction, the rental market has seen a boom in market rate apartment construction, but vacancy rates have rebounded at a much slower rate than decline due to steady growth in the number of renter households year to year. This low vacancy rate and competition from higher income renters put additional pressure on low-income renter households.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	66,740	63%
1-unit, attached structure	7,639	7%
2-4 units	9,316	9%
5-19 units	10,752	10%
20 or more units	10,117	10%
Mobile Home, boat, RV, van, etc	1,037	1%
<b>Total</b>	<b>105,601</b>	<b>100%</b>

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

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	42	0%	1,008	3%
1 bedroom	846	1%	8,606	26%
2 bedrooms	9,859	14%	15,097	46%
3 or more bedrooms	57,741	84%	7,825	24%
<b>Total</b>	<b>68,488</b>	<b>99%</b>	<b>32,536</b>	<b>99%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

### Additional Information

As shown in Table 28, a total of 101,024 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 68 percent of the units, and renter-occupied units making up the remaining 32 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 46 percent of units, with 1-bed and 3 or more bed units fairly evenly split at 26 percent and 24 percent respectively.

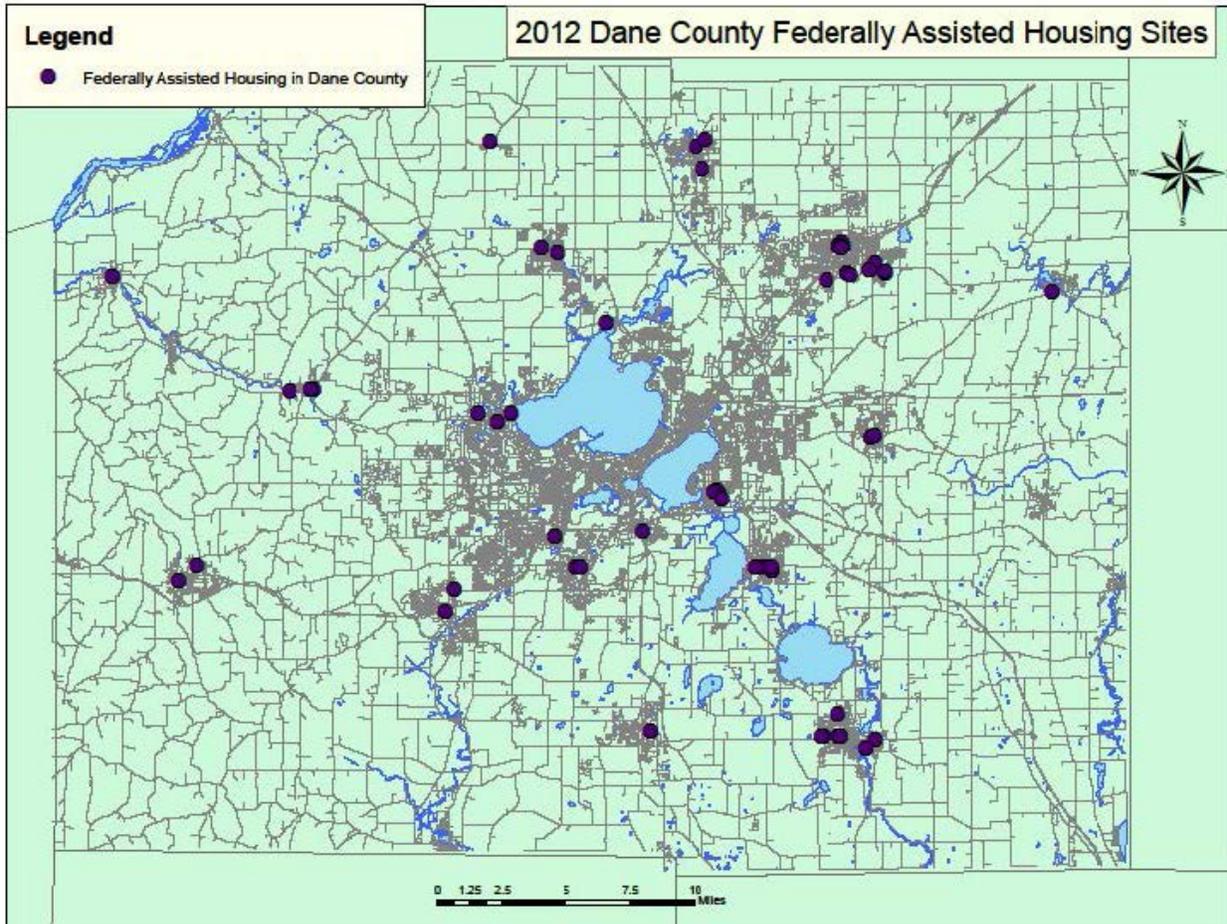
Federally Assisted Housing Dane County	Units	Primary Resident	Tax Credit/ Section 8/ Sec 202/801 Public Hsg
Angell Park Senior Apartments Gerrard Corporation, 426 Park Street, Sun Prairie	102	Elderly	Tax Credit
Applewood View Apartments Wisconsin Management Co. Inc. 2704 Military Rd, Cross Plains	15	Elderly	Tax Credit
Belleville Senior Housing Ltd Opus Management, 50 Heritage Lane, Belleville	20	Elderly	Tax Credit
Birchwood Court Verona Living, 6830 Hwy 18-151, Verona	163	Families	Tax Credit
Broadhead St Redevelopment Project Historic Properties Management, 25-41 Broadhead St, Mazomanie	16	Family	Tax Credit
Cannery Row Senior Apartments Wisconsin Management Co Inc 301 East Third St, Waunakee	49	Elderly	Tax Credit
Carrington I The Carrington Group Inc. 206 N. Main St, De Forest	20	Elderly	Tax Credit
Carrington II The Carrington Group Inc, 1221 E Main St, Stoughton	28	Elderly	Tax Credit
Cascade Falls Apartments Paszko & Co. 1215-1228 Jackson Street, Stoughton	54	Family	Tax Credit
Chapel Valley Apartment Homes Fleming Development, 5771 Chapel Valley Rd, Fitchburg	54	Elderly	Tax Credit
Colonial View Apartments Colonial View, 601 Thomas Dr, Sun Prairie	94	Elderly	S8
The Cottages Oakbrook Corporation, 5157-5193, 5201-5239, 5101-5123, & 5125-5155 Taylor Rd, & 5802-5816 Spartan Dr, McFarland	72 28	Family Elderly	Tax Credit
Country View Apartments Oakbrook Corporation, 607 Reeve Dr, Waunakee	41	Elderly	Tax Credit
Dane County Housing Authority DCHA Scattered sites Cross Plains, Mazomanie, Monona, Stoughton, Sun Prairie	41 62	Elderly Family	PHI
Debra Beebe Apartment Goodwill Industries of S Central WI 2100 Apache Dr., Fitchburg	6	Special Needs	S11
DeForest Elderly Housing DEHO Corp. 830 Southbound Dr, DeForest	20	Elderly	202
Elven Sted Movin Out 631 8 <sup>th</sup> Street, Stoughton	32	Family Special Needs	Tax Credit
Essex Apartment Homes Broihahn Management & Consulting	36	Elderly	Tax Credit

<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>Broihaun Management &amp; Consulting 1040 Jackson St, Stoughton</i>	31	Elderly	S8
Greenspire II <i>Broihaun 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

<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>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	
<b>TOTALS Dane County (outside City of Madison)</b>	43 3,093	<b>TOTAL</b>	
<b>TOTALS Dane County-wide</b>	4,683 3,733 212 8,628	Family Elderly/Disabled Special Needs <b>TOTAL</b>	

page 4



**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. Over 22,000 households with very low income (50 percent median income or less) pay more than 30 percent of their income in rent. Over 12,000 very low income

households pay more than 50 percent of their income in rent. Of those 12,000 severely cost burdened households, over 2,200 are senior households.

### **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: 2009	Most Recent Year: 2015	% Change
Median Home Value	226,900	230,800	2%
Median Contract Rent	735	826	12%

**Table 29 – Cost of Housing**

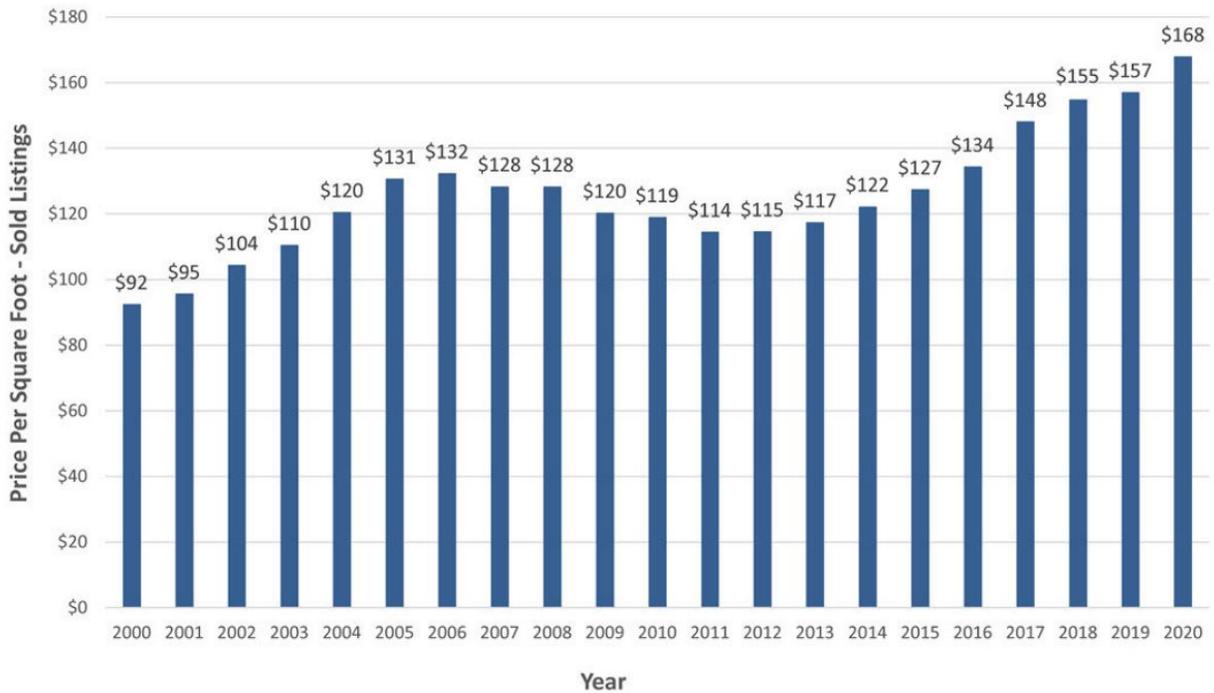
Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,352	10.3%
\$500-999	22,258	68.4%
\$1,000-1,499	5,895	18.1%
\$1,500-1,999	766	2.4%
\$2,000 or more	302	0.9%
<b>Total</b>	<b>32,573</b>	<b>100.0%</b>

**Table 30 - Rent Paid**

Data Source: 2011-2015 ACS

**Dane County Single Family Price Per Sqr Foot - Month of April: 2000 - 2020**  
 Source: South Central Wisconsin MLS (Compiled by MadCityDreamHomes.com)



**Dane County Single Family Price per Square Foot**

**Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,376	No Data
50% HAMFI	10,295	2,432
80% HAMFI	21,892	11,635
100% HAMFI	No Data	20,458
<b>Total</b>	<b>33,563</b>	<b>34,525</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	776	931	1,093	1,519	1,844
High HOME Rent	776	931	1,093	1,519	1,835
Low HOME Rent	776	931	1,093	1,305	1,456

**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 month 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%, it 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).

The price per square foot of housing units in Dane County has increased each year since 2011, increasing from \$114 per square foot in 2011 to \$168 per square foot in 2020. See table above for a yearly-breakdown of pricing since 2000.

## 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 22% 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	14,895	22%	12,790	39%
With two selected Conditions	188	0%	848	3%
With three selected Conditions	124	0%	105	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	53,285	78%	18,813	58%
<b>Total</b>	<b>68,492</b>	<b>100%</b>	<b>32,556</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,968	23%	6,564	20%
1980-1999	21,526	31%	9,923	30%
1950-1979	21,852	32%	12,341	38%
Before 1950	9,110	13%	3,712	11%
<b>Total</b>	<b>68,456</b>	<b>99%</b>	<b>32,540</b>	<b>99%</b>

Table 34 – Year Unit Built

Data Source: 2011-2015 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. 77% of the owner-occupied units and 80% 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	30,962	45%	16,053	49%
Housing Units build before 1980 with children present	9,602	14%	6,732	21%

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

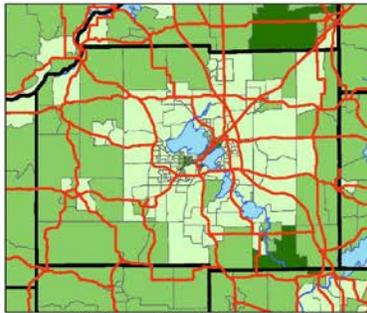
Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**Lead-Based Paint Maps**

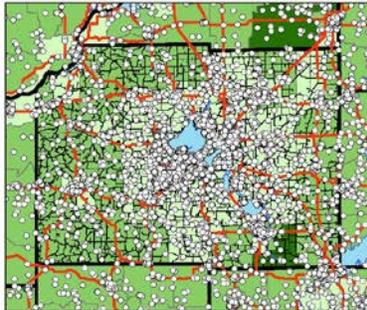
The first map provides context for the number of houses built prior to 1950 in Wisconsin because they have a high probability of containing paint with a high concentration of lead. According to the Wisconsin Department of Health and Family Services, Division of Public Health, more than 90% of lead-poisoned 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.

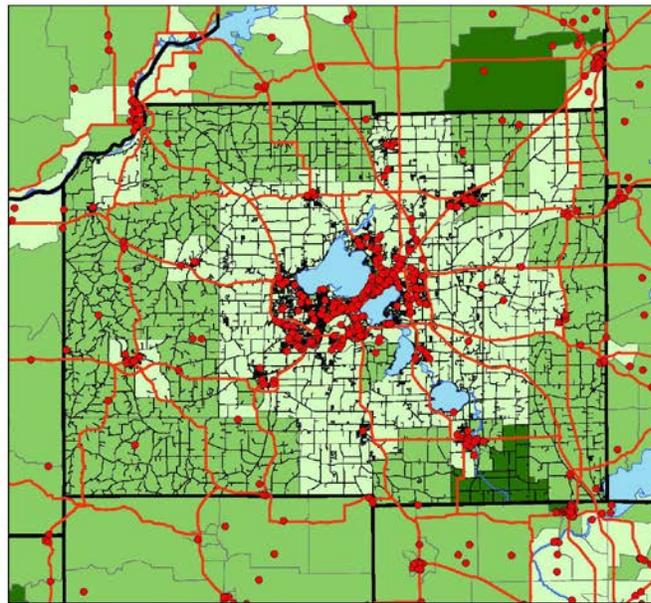
# Lead Poisoning in Wisconsin: Where Children Live Makes a Difference



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

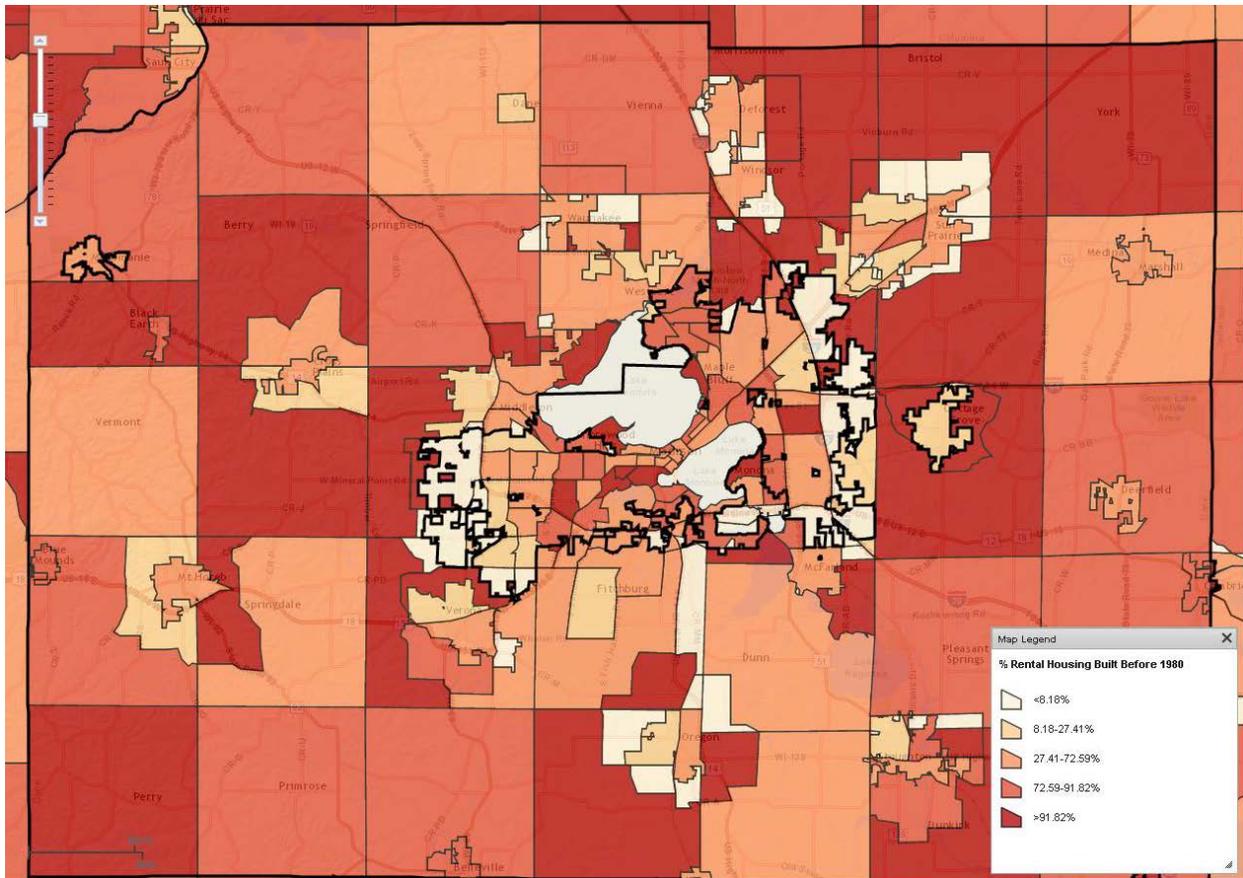
- 0 - 33
- 34 - 66
- 67 - 100

 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.



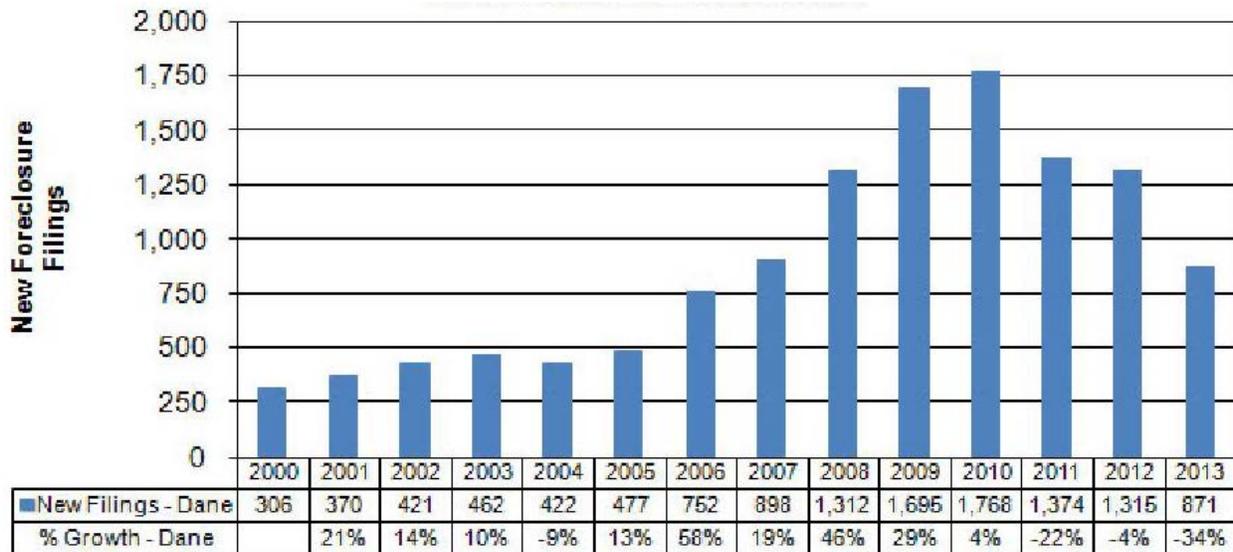
**Rental Housing Units Built Before 1980**

**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**

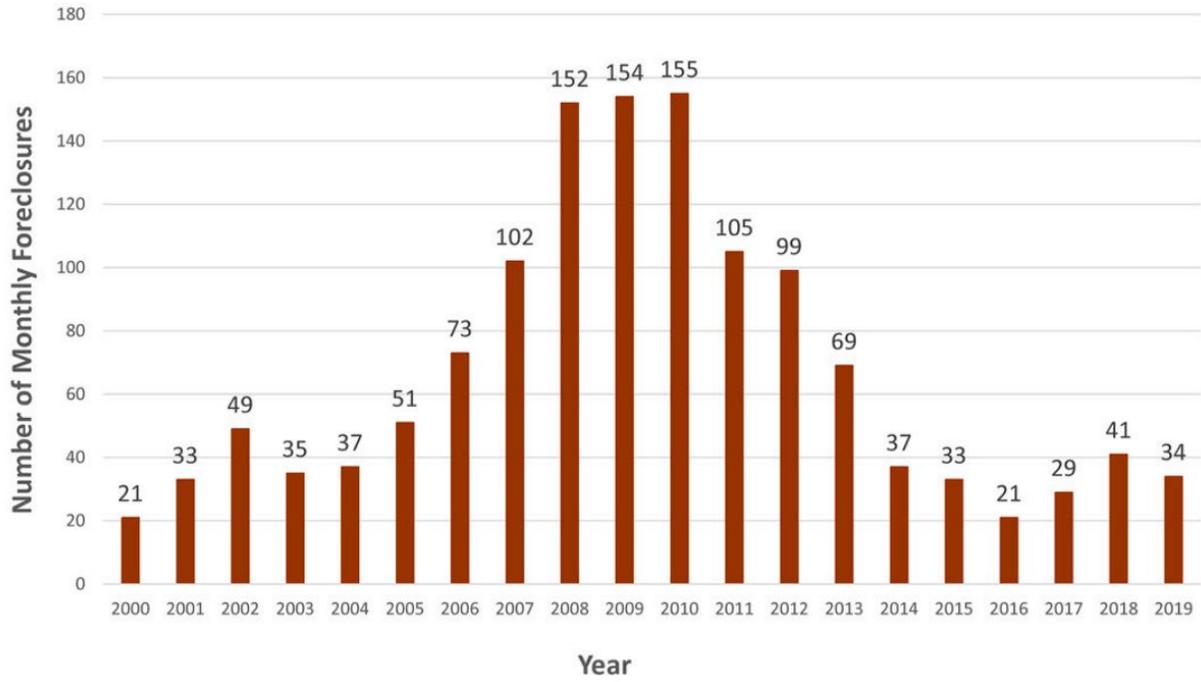
According to 2008-2012 ACS data there were 5,862 vacant housing units in Dane County outside of Madison. Although data is not available on the number of units suitable for rehabilitation, units are considered suitable for rehabilitation if they are structurally sound and local zoning codes allow rehabilitation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

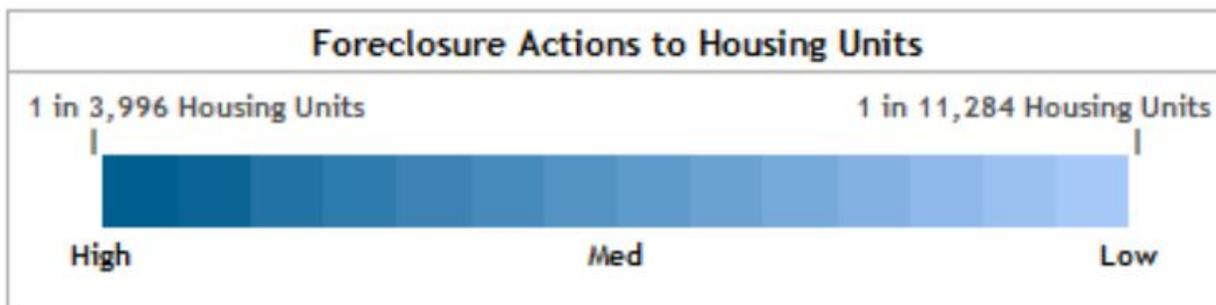
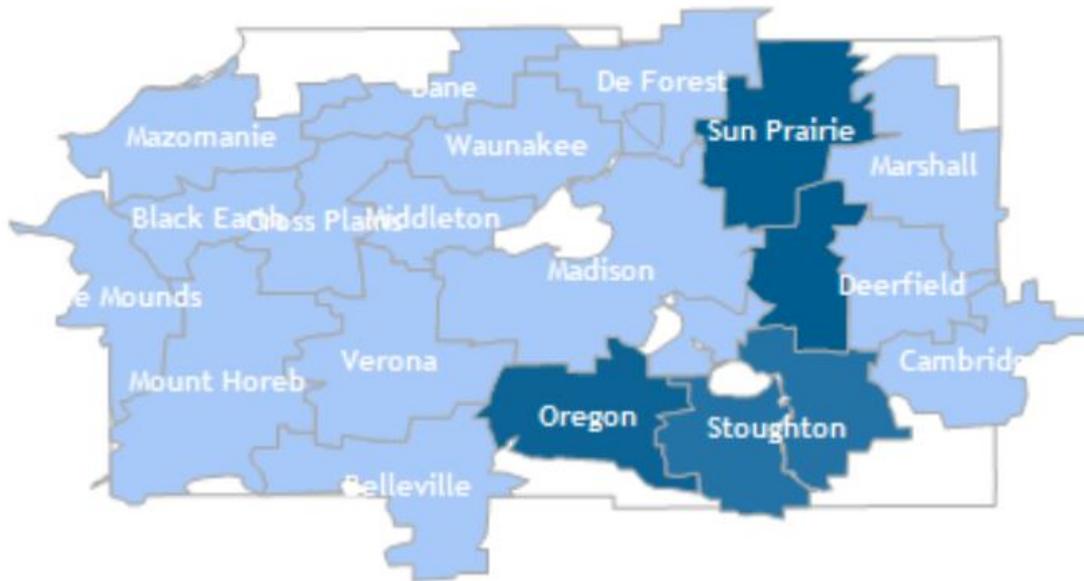
Data for the *Foreclosure Filings* graph above comes from the Wisconsin Circuit Court Database- *New Filings 2000 through 2013*, and was compiled by DaneCountyMarket.com. This data shows that foreclosure filings have decreased every year since 2010 after increasing every year from 2004 to 2010. The foreclosure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

Foreclosure cases continued to drop through 2016 with a low of 21 in October, 2016, then raising slightly to 29 in 2017 and 41 in 2018.

**Dane County Foreclosures - Month of October Only: 2000 - 2019**  
 Source: WI Circuit Court Database (Compiled by MadCityDreamHomes.com)



**Dane County Foreclosures- Month of October Only: 2000-2019**



**Foreclosure Actions to Housing Units**

**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

RealTrac, a leading national real estate resource that provides comprehensive foreclosure and housing data, found that total foreclosures in Dane County decreased from 43 in May, 2019 to 19 in April, 2020. The overall foreclosure rate in Dane County, as of April, 2020, was 1 in every 8,765 housing units. The Dane County municipalities with the highest foreclosure rates are:

1. Sun Prairie (1 in every 3,996)
2. Cottage Grove (1 in every 4,019)
3. Oregon (1 in every 6,225)
4. Stoughton (1 in every 8,537)
5. Madison (1 in every 11,172)

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

**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
Deforest Housing Authority (all units)	88
Village of Cross Plains- Valley View Apartments	82

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**

**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))**

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## **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.danepan.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. From 2014 to 2019, jobs increased by 7.9% in Dane County from 343,949 to 371,131. The change outpaced the national growth rate of 7.6% by 0.3%. As the number of jobs increased, the labor force participation rate decreased from 71.0% to 69.9% between 2014 and 2019.

The total working age population in Dane County in 2019 was 455,523. 137,153 persons were not in the labor force (age 15+), and 318,370 were in the labor force. Of those in the labor force, 311,548 persons were employed and 6,822 were unemployed. 93,300 persons were under the age of 15.

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	1,098	1,295	1	1	0
Arts, Entertainment, Accommodations	11,678	10,736	11	11	0
Construction	5,743	7,793	6	8	2
Education and Health Care Services	16,580	11,937	16	12	-4
Finance, Insurance, and Real Estate	9,785	8,561	10	9	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Information	4,985	9,907	5	10	5
Manufacturing	12,301	12,939	12	13	1
Other Services	4,380	3,738	4	4	0
Professional, Scientific, Management Services	12,676	10,054	12	10	-2
Public Administration	0	0	0	0	0
Retail Trade	13,306	11,471	13	12	-1
Transportation and Warehousing	3,155	2,318	3	2	-1
Wholesale Trade	6,172	6,838	6	7	1
Total	101,859	97,587	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

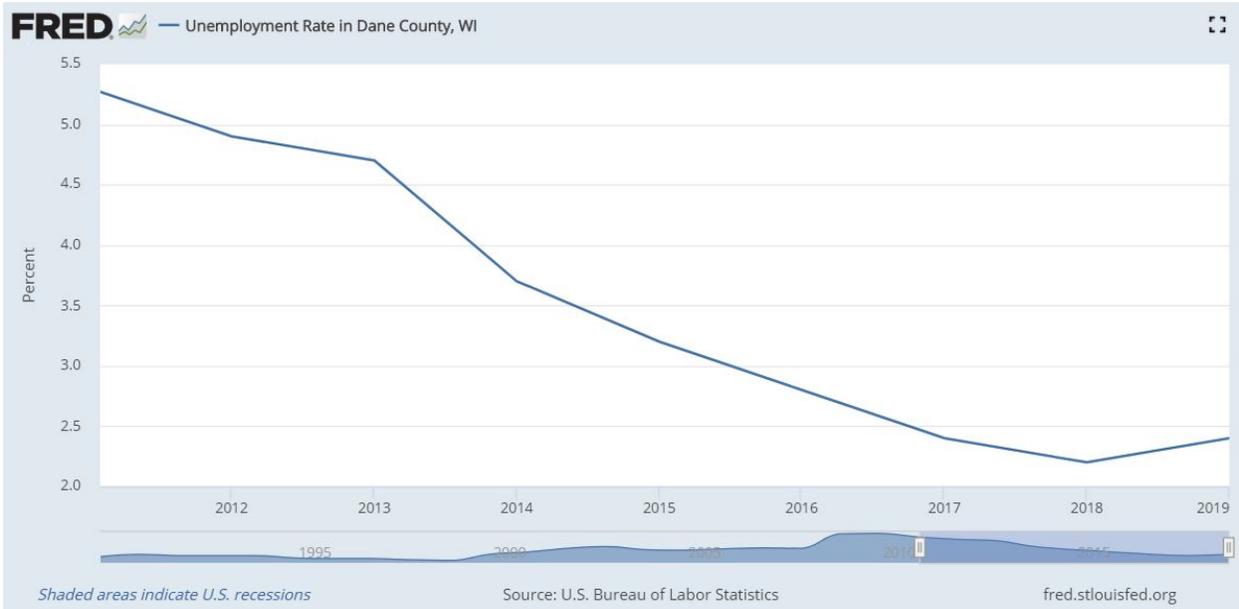
## Labor Force

Total Population in the Civilian Labor Force	144,325
Civilian Employed Population 16 years and over	137,725
Unemployment Rate	4.61
Unemployment Rate for Ages 16-24	15.69
Unemployment Rate for Ages 25-65	3.33

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

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).



## Unemployment Rate in Dane County

Occupations by Sector	Number of People
Management, business and financial	42,219
Farming, fisheries and forestry occupations	5,579
Service	11,488
Sales and office	31,869
Construction, extraction, maintenance and repair	9,921

Occupations by Sector	Number of People
Production, transportation and material moving	5,701

Table 42 – Occupations by Sector

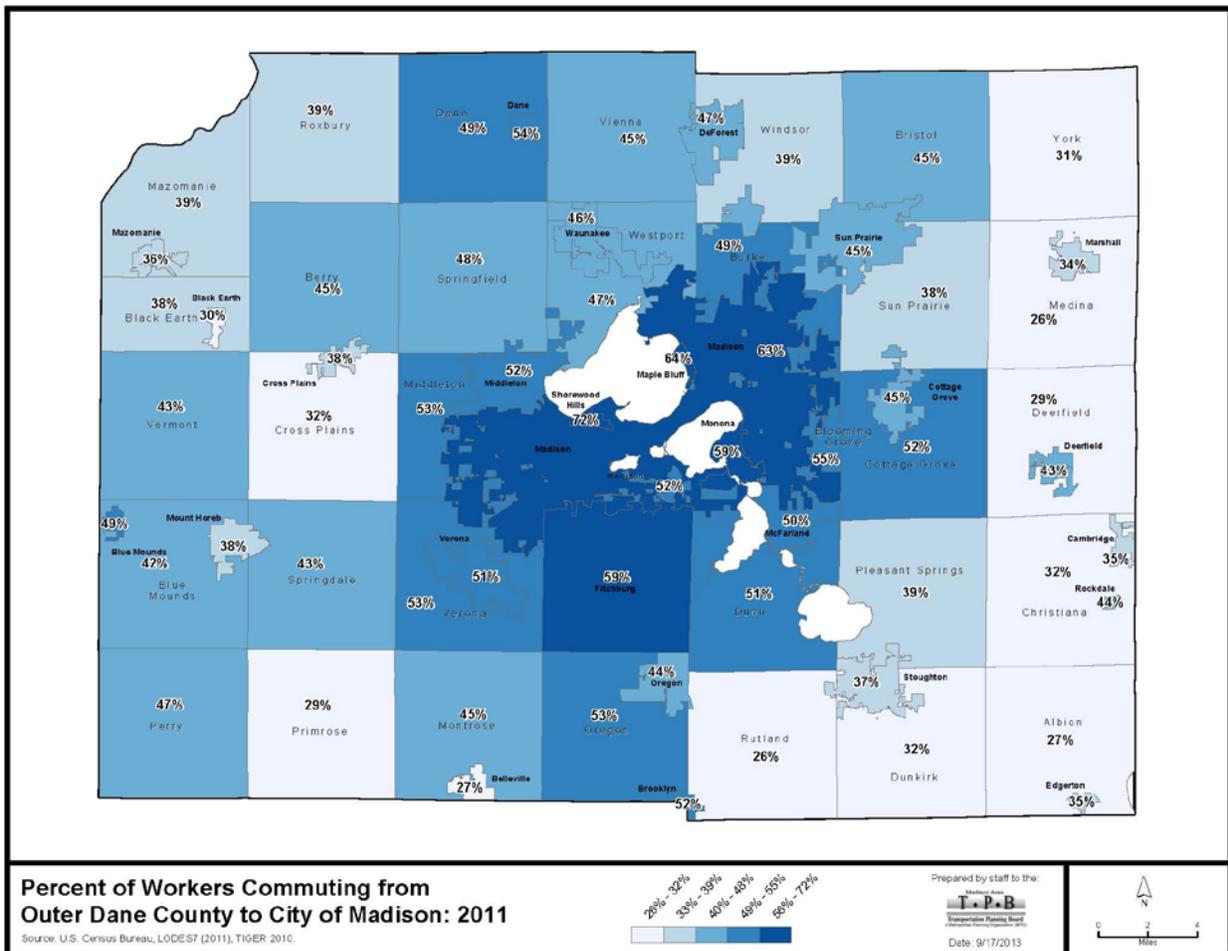
Data Source: 2011-2015 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	91,197	71%
30-59 Minutes	32,638	25%
60 or More Minutes	4,661	4%
<b>Total</b>	<b>128,496</b>	<b>100%</b>

Table 43 - Travel Time

Data Source: 2011-2015 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	3,859	339	1,209
High school graduate (includes equivalency)	21,454	1,519	4,587
Some college or Associate's degree	36,389	1,518	7,036
Bachelor's degree or higher	53,875	1,315	6,845

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

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	149	653	551	665	1,224
9th to 12th grade, no diploma	1,843	803	970	1,827	1,819
High school graduate, GED, or alternative	5,385	5,497	5,413	16,657	10,650
Some college, no degree	6,107	7,253	6,679	14,339	5,732
Associate's degree	1,012	3,313	3,968	9,390	1,987
Bachelor's degree	2,956	10,179	10,607	18,856	5,454
Graduate or professional degree	89	4,136	6,664	11,667	4,818

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	1,195,176
High school graduate (includes equivalency)	1,988,440
Some college or Associate's degree	2,300,397
Bachelor's degree	3,130,850
Graduate or professional degree	4,006,573

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

Data Source: 2011-2015 ACS

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

The top three industries in 2019 are Education and Hospitals (State Government); Restaurants and other eating places; and Education and Hospitals (local government).

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 disproportionally 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")**

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.

According to the 2011 Analysis of Impediments to Fair Housing in Dane County report, 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 a former 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 table below shows the largest proportion of persons of color is located in the City of Madison and first ring suburbs; with approximately a fourth of the population in those communities. The City of Fitchburg accounts for most of the persons of color among first ring suburbs, with 35% of their population.

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 Town of Madison and north Fitchburg, 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.

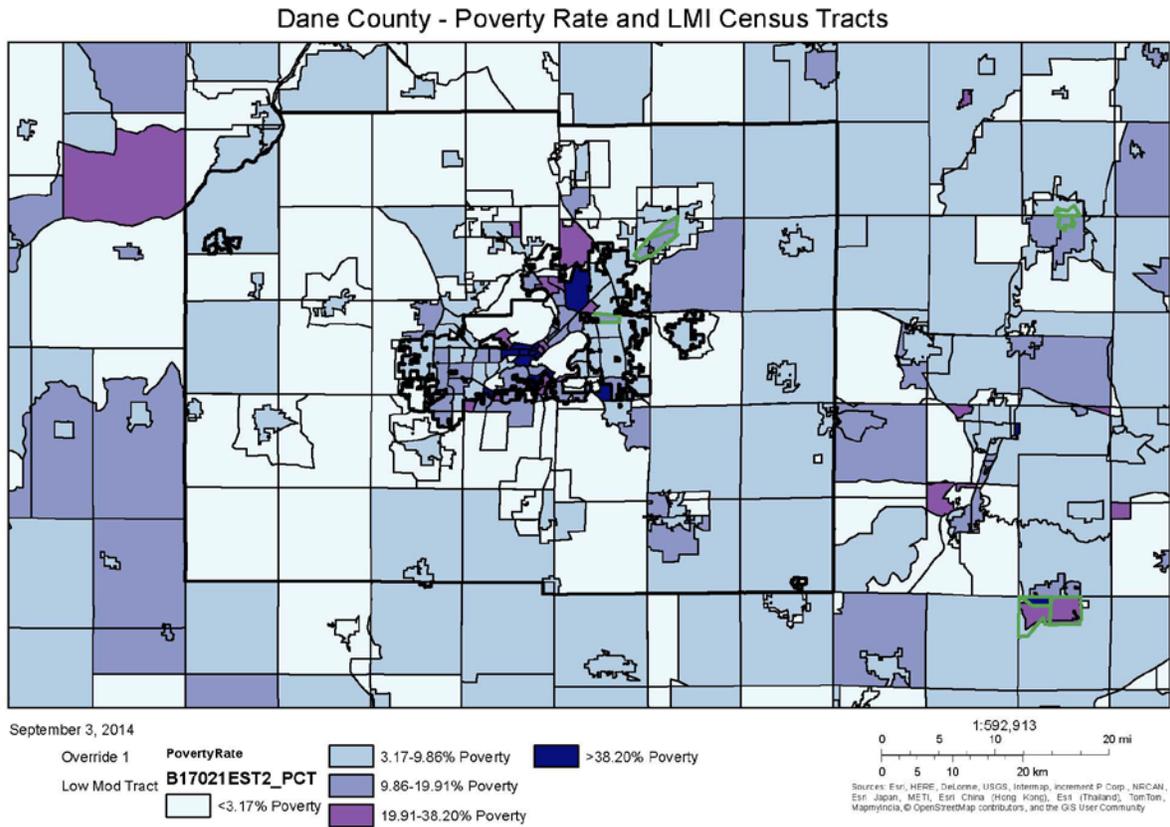
### **Are there any community assets in these areas/neighborhoods?**

Much progress has been made in the Town of Madison since the designation of the area as a NRSA 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?**

Much progress was made in the former NRSA area in and around the Town of Madison, however, 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.



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

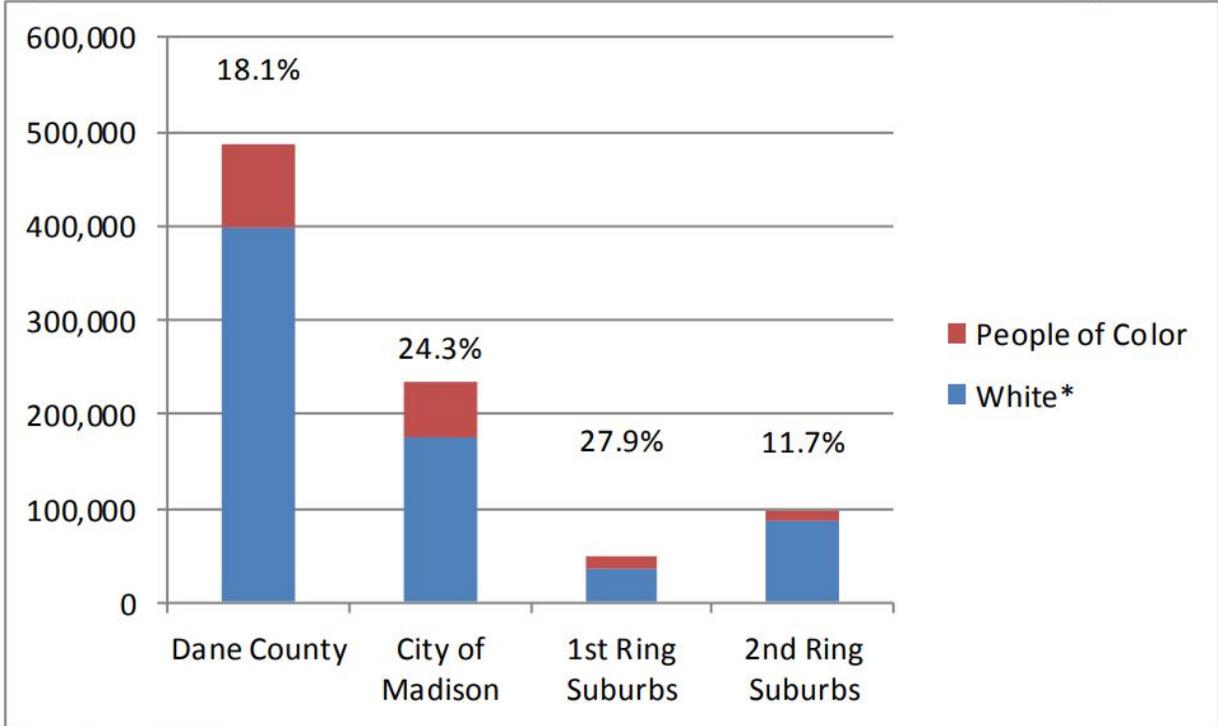
School District	Data Type	Year				
		2009	2010	2011	2012	2013
Belleville	Number	168	220	181	193	191
	Percent	18%	23%	19%	20%	20%
Cambridge	Number	157	210	231	225	240
	Percent	18%	24%	27%	25%	26%
De Forest Area	Number	656	727	770	713	700
	Percent	20%	23%	24%	22%	21%
Deerfield Community	Number	178	192	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

**Figure 14 – Percent Persons of Color in Sub-Areas of Dane County, 2010**



\*Race Alone, Not Hispanic or Latino;

Source: U.S. Census Table QT-P3 & QT-P4: 2010

**Percent of Persons of Color in Sub-Areas of Dane County, 2010**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

A robust internet connection is a basic precondition for participation in the modern information economy. Many basic services are migrating online: job listings, government information and services, and access to e-commerce and resulting lower prices. Children in many cases need internet access to do homework. Some home-based jobs require the applicant to have broadband speeds as a precondition of employment. And other forms of digital work promise to make up increasing segments of the labor market.

The State of Wisconsin lags behind the national average in broadband coverage. An estimated 43% of Wisconsin's rural residents lack access to high-speed internet, compared to about 31% of rural residents nationwide, according to the Public Service Commission of Wisconsin.

Between 2013 and 2019, the state of Wisconsin provided \$20 million in grants to private and public entities and cooperatives to provide high-speed internet in unserved and under-served areas. In 2020, funding greatly expanded to \$24 million in broadband expansion grants. However, significant increase in coverage is still needed throughout the outer communities in Dane County to keep pace with the rapidly accelerating digital landscape.

One of the challenges is that sparsely populated areas are not enticing for private companies. The cost of burying miles of fiber optic cables — one of the fastest and most reliable ways to deliver the internet — can be prohibitive. Rural residents instead might need to rely on less dependable forms of internet delivery by satellite or wireless. And those can be affected by factors including weather, trees and topography.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

A report by the Council of Economic Advisors found that even after controlling for potentially relevant demographic variables such as income, age, race, education, and population density, there exists “a statistically significant relationship between the number of wireline choices and the share of households using internet at home. This result suggests that as the number of wireline choices increase, so too does the probability of internet use.” This is a benefit for low-income families given that just under half of households in the bottom income quintile use the internet at home, compared to 95 percent of households in the top quintile at the time the report was produced. Given these numbers, any forces that increase residential broadband adoption will disproportionately benefit low-income households.

A more robust market environment may lead to competitive pricing benefiting low-income consumers. When competition is present, some private companies tend to become more motivated to offer lower-cost digital inclusion products and actively participate in the Federal Communications Commission's (FCC) Lifeline program, which offers broadband subsidies to low-income Americans.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The health and well-being of residents are already affected by climate change, with the adverse health consequences projected to worsen with additional climate change. Climate change affects human health by altering exposures to heat waves, floods, droughts, and other extreme events; vector-, food- and waterborne infectious diseases; changes in the quality and safety of air, food, and water; and stresses to mental health and well-being.

Vulnerable populations- including low-income communities; older adults; and children- are at higher risk of exposure to adverse climate-related health threats and shown in the table below along with adaptation measures that can help address disproportionate impacts. When considering the full range of threats from climate change as well as other environmental exposures, these groups are among the most exposed, most sensitive, and have the least individual and community resources to prepare for and respond to health threats.

The Dane County Public Health Department, or Public Health, Madison & Dane County (PHMD), developed a climate change and health white paper recently that identified adverse health consequences in Dane County as a result of climate change including:

- Human performance and daily life
- Heat-related injury and death due to heat waves
- Respiratory disease and allergic disorders
- Vector-borne disease from ticks and mosquitoes
- Waterborne and foodborne disease
- Health impacts related to food and nutrition insecurity
- Reduced availability of drinking water

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The PHMD Climate and Health Report describes the disproportionate climate-related health risk to vulnerable communities and populations, including communities of color. Vulnerable individuals can include the very young, very old, socially isolated, homeless, people with low socio-economic status, individuals with chronic disease or disabilities, and those often affected by social and economic determinants of health outcomes: people of color, non-English speakers, indigenous groups and those facing discrimination due to gender or religion. These populations, the PHMD explains, are at increased health risk, in part, because they have fewer resources to adapt to climate change impacts; climate change exacerbates socioeconomic inequities which exacerbates health inequities.

The Dane County Office of Energy and Climate Change launched an Energy Efficiency program will match homeowners, renters, and business owners with incentives, information, and opportunities to save energy. The program will focus on specific building types, particularly hard-to-reach or underserved buildings such as low-income multifamily housing. The multifamily sector has complex ownership and utility bill payment responsibilities, and often has lack of capital for improvements.

# 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 \$1.7 million each year 2020 to 2024 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

<b>1</b>	<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>	

### 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 2020-2024 Consolidated Plan for Housing and Community Development and is recommended for funding by the CDBG Commission.

## 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>	<p>Nearly all stakeholders and residents consulted in the partner surveys and focus groups described an urgent need for more affordable housing.</p> <p>The 2019 Dane County Needs Assessment found that Dane County led the State in terms of housing "under-production" (new households minus new housing units) by over 11,000, which works out to about 1,000 units per year under-supplied from 2006-2017.</p> <p>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.</p>
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>	<p>Residents and stakeholders consulted in the 2019 partner surveys and focus groups indicated that the top economic activities most needed in the community is creating jobs in low-income neighborhoods and increasing job training programs for people currently or at-risk of becoming homeless.</p> <p>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.</p>
3	<b>Priority Need Name</b>	Public Services Accessibility
	<b>Priority Level</b>	High
	<b>Population</b>	<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>

	<b>Geographic Areas Affected</b>	Participating Jurisdiction
	<b>Associated Goals</b>	Assure access to public services for LMI persons
	<b>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.
	<b>Basis for Relative Priority</b>	<p>Residents and stakeholders consulted in the 2019 partner surveys and focus groups indicated that workforce development activities (public service) should be prioritized with the use of federal funds, particularly in low-income neighborhoods.</p> <p>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.</p>
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

	<p><b>Description</b></p> <p>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.</p>						
	<p><b>Basis for Relative Priority</b></p> <p>Over 40% of stakeholders consulted in the 2019 partner surveys felt that assisting non-profit organizations with improvements or acquisitions of public facilities should be a high priority for use of federal CDBG funds. A common theme of survey respondents and focus group panelists was the value of neighborhood centers and importance of supporting, rehabilitating, and developing new neighborhood and community centers over the next five years.</p> <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	<table border="1"> <tr> <td data-bbox="235 1472 435 1570"><b>Priority Need Name</b></td> <td data-bbox="435 1472 1430 1570">Planning and Administration</td> </tr> <tr> <td data-bbox="235 1570 435 1625"><b>Priority Level</b></td> <td data-bbox="435 1570 1430 1625">High</td> </tr> <tr> <td data-bbox="235 1625 435 1845"><b>Population</b></td> <td data-bbox="435 1625 1430 1845"> Extremely Low  Low  Moderate  Middle  Non-housing Community Development </td> </tr> </table>	<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>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.
<b>6</b>	<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, plans identified in PR-10, and consultation with outside organizations.

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
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. Targeted populations will include, but are not limited to, homeless families.
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.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
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**

**Table 5 footnote**

Auto-populated data from base year (2009) includes entire population of Dane County; data from most recent year (2015) includes population of Dane County consortium (excludes City of Madison).

## **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, 2020 through December 31, 2024.

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, 2020 through December 31, 2024.

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 Remainder 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	1,242,237	250,000	49,476	1,541,713	4,676,620	The expected amount available remainder of Con Plan is based off of Dane County's 2019 CDBG allocation. Because of the inconsistent amount of program income (PI) received each year, PI is not factored into the expected amount 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 Remainder 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	644,938	28,054	250,000	922,992	2,334,196	The expected amount available remainder of Con Plan is based off of Dane County's 2019 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**

## **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 47.8% 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.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Dane County Office of Economic & Workforce Development	Departments and agencies	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

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
DANE COUNTY DEPT OF HUMAN SERVICES	Departments and agencies	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
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

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
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
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
Newbridge Madison, Inc.	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

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Stoughton Affordable Transportation Program	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**

Dane County, specifically the DCDHS- Housing Access and Affordability Division 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 2019, 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.

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 (updated 2016) 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**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<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 2017, 3,807 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.

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.

Each year the Consortium continues to grow, adding new agencies while maintaining the original members. There are currently 45 organizations that comprise the Consortium membership. The Chair and Vice Chair responsibilities are shared by all of the agencies on a rotating basis. In addition to the general monthly meetings, there are numerous committees that meet throughout the year: Shelter Providers Committee, Legislative Committee, CoC Coordinating Committee, HSC Funders Committee, Coordinated Intake and Assessment Committee, and Community Plan Oversight Committee.

The need for permanent affordable supportive housing continues to be a concern for persons experiencing homelessness and other special needs populations. The gap between the number of affordable units and those in need continues to be a significant number for Dane County.

The goal is to improve access to affordable housing, prevent eviction, provide access to needed resources, and to promote housing stability thus reducing the need for shelter. Issues creating gaps in services include a lack of resources in terms of support services, an adequate inventory of affordable housing units, and the volatility in the current economy.

Currently, the majority of homeless facilities are located in downtown Madison. Dane County will need to explore options for expanding homeless facilities outside the City of Madison in order to serve and provide shelter to Dane County's homeless population.

### **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.

The CDBG/HOME program staff will work closely with the County Executive's Office, the appointed 13-member CDBG Commission, the elected 37 member Board of Supervisors, and local officials in the 56 participating communities to implement the Consolidated Plan and 2020 Action Plan.

County staff will continue to participate in training offered by HUD, especially those sessions conducted either locally or in the State of Wisconsin.

## 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	2020	2024	Affordable Housing	Dane County Urban County Consortium	Housing Availability/ Affordability	CDBG: \$1,870,504 HOME: \$2,934,719	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  Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Expand economic opportunities for LMI persons	2020	2024	Non-Housing Community Development	Dane County Urban County Consortium	Economic Opportunity	CDBG: \$931,678	Jobs created/retained: 80 Jobs  Businesses assisted: 60 Businesses Assisted
3	Assure access to public services for LMI persons	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dane County Urban County Consortium	Public Services Accessibility	CDBG: \$931,677	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted  Homelessness Prevention: 50 Persons Assisted
4	Improve public facilities/develop infrastructure	2020	2024	Non-Housing Community Development	Dane County Urban County Consortium	Public Facilities and Improvements	CDBG: \$931,678	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted  Facade treatment/business building rehabilitation: 5 Business
5	Strong Program Planning and Administration	2020	2024	Planning and Administration	Dane County Urban County Consortium	Planning and Administration	CDBG: \$1,242,237 HOME: \$322,469	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Urgent Need Response to Natural Disasters	2020	2024	Non-Housing Community Development Urgent Need	Dane County Urban County Consortium	Disaster Assistance	CDBG: \$310,559	

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 2020 (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.

In January, 2015 the Dane County Housing Initiative published the Housing Needs Assessment for Dane County Municipalities and began a series of Housing Summits and outreach events across the country. Many communities in Dane County- cities, villages, and towns- have developed housing committees, housing strategies, affordable projects, and innovative developments to respond to the housing crisis.

In response to the pressing need across Dane County's communities, Dane County initiated the Affordable Housing Development Fund in 2015. This fund has distributed over \$8.6 million to support the development of 913 units of new affordable housing across the county, with 338 of those in municipalities outside the City of Madison.

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**

In 2016, Madison/Dane CoC revised the 10 Year Plan to Prevent and End Homelessness. A series of meetings and feedback sessions were held in the spring and early summer of 2016. Throughout 2016 and 2017, dedicated people worked to write the Community Plan to Prevent and End Homelessness. It was approved by the HSC Board of Directors in 2017. The Community Plan to Prevent and End Homelessness Oversight Committee reviews the plan regularly. The Committee tracks what has been accomplished and where work still needs to be done.

The *Community Plan to Prevent and End Homelessness in Dane County* has four overarching goals:

1. Prevent homelessness in Dane County.
2. Support Persons and Families Experiencing Homelessness.
3. End homelessness in Dane County.
4. Advocate and Collaborate with Local, State, and National Partners.

The full plan is available on the Homeless Services Consortium web site at: [danecountyhomeless.org/governance](http://danecountyhomeless.org/governance).

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).

The Beacon homeless day resource center is a public-private partnership working to provide community solutions to help men, women, and children who are experiencing homelessness in Dane County, Wisconsin. In 2016 Dane County purchased the building that previously housed the Madison Chamber of Commerce with plans to renovate it and turn it into a day resource center for the homeless. Dane County chose Catholic Charities to operate this multi-service day resource center and partnered with the City of Madison and the United Way of Dane County. Together, with support from local community agencies, the Beacon homeless day resource center forms a unique collaboration between the business, faith, government, nonprofit, and neighborhood sectors.

## **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.

The Dane County Department of Human Services maintains a Poverty Dashboard- a document that provides a high-level of poverty and economic well-being in Dane County. Data ranges from inflation, household mean vs. median incomes, evictions, unemployment, poverty by age groups, poverty by race, and fair market monthly rent. The document is a set of 14 charts with data sources on the back and is issued annually. The dashboard and reports can be found on the Human Services website at [danecountyhumanservices.org/reports.aspx](http://danecountyhumanservices.org/reports.aspx).

### **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.

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.

### **Additional Information**

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 Housing Access and Affordability Division 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, 2020 through December 31, 2024.

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, 2020 through December 31, 2024.

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 Remainder 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	1,242,237	250,000	49,476	1,541,713	4,676,620	The expected amount available remainder of Con Plan is based off of Dane County's 2019 CDBG allocation. Because of the inconsistent amount of program income (PI) received each year, PI is not factored into the expected amount 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 Remainder 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	644,938	28,054	250,000	922,992	2,334,196	The expected amount available remainder of Con Plan is based off of Dane County's 2019 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 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**

## **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 47.8% 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: \$558,667 HOME: \$897,024	Rental units constructed: 7 Household Housing Unit Rental units rehabilitated: 7 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 17 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 6 Households Assisted
2	Expand economic opportunities for LMI persons	2015	2019	Non-Housing Community Development	Dane County Urban County Consortium	Economic Opportunity	CDBG: \$200,000	Jobs created/retained: 8 Jobs Businesses assisted: 20 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: \$233,962	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Improve public facilities/develop infrastructure	2015	2019	Non-Housing Community Development	Dane County Urban County Consortium	Public Facilities and Improvements	CDBG: \$300,000	Facade treatment/business building rehabilitation: 2 Business
5	Strong Program Planning and Administration	2015	2019	Planning and Administration	Dane County Urban County Consortium	Planning and Administration	CDBG: \$248,447 HOME: \$64,493	
6	Urgent Need Response to Natural Disasters	2015	2019	Non-Housing Community Development Urgent Need	Dane County Urban County Consortium	Disaster Assistance	CDBG: \$62,111	

**Table 55 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Increase access to affordable quality housing
	<b>Goal Description</b>	Annual Goal will be met through projects including housing rehab, direct financial assistance to homebuyers, tenant-based rental assistance, and new rental construction carried out by WI Partnership for Housing Development, Project Home, Habitat for Humanity, Movin' Out, Operation Fresh Start, , Lutheran Social Services of WI & Upper Michigan, Dane County Housing Authority, and JT Klein.
2	<b>Goal Name</b>	Expand economic opportunities for LMI persons
	<b>Goal Description</b>	Annual Goal will be met through the use of sub-recipient agencies including WWBIC to provide technical assistance to microenterprise businesses; the Latino Chamber of Commerce to increase capacity at the Emerging Business Development Center ("Tu Empresa"); and the Madison Black Chamber of Commerce to provide technical assistance to minority-owned microenterprise businesses.
3	<b>Goal Name</b>	Assure access to public services for LMI persons
	<b>Goal Description</b>	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). Annual Goal will be met through services including a homeless prevention program by Community Action Coalition for South Central Wisconsin; a senior transportation program by Newbridge Madison, Inc.; an affordable transportation program by Stoughton Affordable Transportation; employment and education advancement services by Omega School; legal services provided by Sunshine Place legal clinic; a workforce academy/ GED prep program by Vera Court Neighborhood Center; eviction defense legal services by Legal Action of Wisconsin, Inc.; an employment transportation program by the YWCA; and cultural competency case management services provided by UNIDOS.
4	<b>Goal Name</b>	Improve public facilities/develop infrastructure
	<b>Goal Description</b>	Annual goal will be met by providing CDBG funds to the Boys and Girls Club of Dane County for rehab of a facility and to Domestic Abuse Intervention Services for remodeling of a shelter facility.

5	<b>Goal Name</b>	Strong Program Planning and Administration
	<b>Goal Description</b>	Annual Goal will be met by the Dane County Human Services Department- Division of Housing Access and Affordability and the CDBG Commission through oversight and administration of the CDBG/HOME programs, 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>	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 2020 may be found in

section AP-38 Project Summary.

## Projects

#	Project Name
1	Economic Development (2020)
2	Housing Rehabilitation (2020)
3	Home Ownership (2020)
4	Tenant-Based Rental Assistance (2020)
5	Rental Rehabilitation (2020)
6	Rental Development (2020)
7	Public Facilities (2020)
8	Public Services (2020)
9	Urgent Need/ Disaster Assistance (2020)
10	Planning and Administration (2020)

**Table 56 – Project Information**

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

Development of the 2020 Action Plan included a public hearing held March 26, 2019 by the CDBG Commission at the Town of Westport- Kennedy Administration Building. 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 2020. Opportunity was provided for identification of emerging housing and other community development needs and opportunities, as well as, for input regarding proposed priorities for 2020. 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 2020. Applications for 2020 CDBG and HOME funds were solicited beginning April 1, 2019 and due May 24, 2019. The Application Review Team, a subcommittee of the CDBG Commission, met July 10, 2019 and July 15, 2015 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 30, 2019 meeting and its final recommendations following a public hearing on the Plan September 24, 2019. These recommendations were incorporated into 2019 RES-292, which was reviewed and approved by the Executive Committee, Personnel and Finance Committee, and the County Board (11/12/2019). All meetings were publicly noticed.

The primary obstacle to addressing underserved needs is lack of funds, as there was \$4,746,850 in requests for funding in 2020 and \$2,089,653 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.

At least 15% of HOME funds must be used for specific activities undertaken by a special type of non-profit called a Community Housing Development Organization (CHDO). In 2020, Dane County plans to allocate \$222,192 in HOME funds to the WI Partnership for Housing Development to acquire and rehabilitate two single-family homes in the City of Stoughton to be used as long-term rentals for LMI persons. The WI Partnership for Housing Development project meets the requirements set forth in 24 CFR 92 for the HOME CHDO set-aside.

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.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Economic Development (2020)
	<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: \$200,000
	<b>Description</b>	1) Madison Black Chamber of Commerce of Dane County- Economic Development & Resources Center for a micro-enterprise business incubator; 2) Wisconsin Women's Business Initiative Corporation Technical assistance to existing owners of micro-enterprise businesses and persons developing micro-businesses; and 3) Latino Chamber of Commerce of Dane County- Economic Development and Resources Center for a micro-enterprise business incubator.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 20 micro-enterprise businesses owned by LMI persons, and 8 jobs created and made available to LMI persons.
	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	ED: Technical Assistance (18B); ED: Micro-Enterprise Assistance (18C).
<b>2</b>	<b>Project Name</b>	Housing Rehabilitation (2020)
	<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: \$150,000

	<b>Description</b>	1) Project Home, Inc.- Major Home Rehab. 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. Funds are provided to the customer as a non-interest bearing deferred loan. 2) Project Home, Inc.- Minor Home Repair. Assist low and moderate income homeowners with housing quality standards and 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.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 23 low-to moderate-income households will be assisted with housing rehab.
	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	14A- Rehab; Single-Unit Residential
<b>3</b>	<b>Project Name</b>	Home Ownership (2020)
	<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: \$125,000 HOME: \$304,000

	<b>Description</b>	1) Habitat for Humanity of Dane County, Inc. - Homebuyer Assistance. Habitat will use funds to provide secondary 0% interest, deferred payment mortgage reduction loans to households. This will allow Habitat to continue to provide low-interest primary 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 - Homebuyer Assistance. Movin' out will use funds to provide secondary 0% interest, deferred payment loans. Loans will be provided to first time homebuyers purchase single-family owner-occupied housing. 3) Operation Fresh Start, Inc.- Affordable Home Ownership. OFS will support the construction of a new owner-occupied unit using CDBG funds as a 0% interest deferred loan to an income-eligible family.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 17 families will be provided direct financial assistance for purchasing a new home.
	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	Mortgage Reduction Assistance (13).
4	<b>Project Name</b>	Tenant-Based Rental Assistance (2020)
	<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: \$70,832
	<b>Description</b>	A tenant-based rental assistance program administered by Lutheran Social Services of Wisconsin and Upper Michigan which will target homeless families and work collaboratively with the Dane County Continuum of Care to identify eligible families.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 6 LMI families will be provided rental assistance.

	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	05S- rental housing subsidies.
<b>5</b>	<b>Project Name</b>	Rental Rehabilitation (2020)
	<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: \$222,192 HOME: \$183,667
	<b>Description</b>	1) Wisconsin Partnership for Housing Development will acquire and rehab two single-family homes in the City of Stoughton- properties to be used as long-term rentals for LMI persons. This project meets the 15% HOME CHDO setaside requirement; 2) Dane County Housing Authority will rehab an existing property that contains 8 units, 6 of which will be HOME-assisted and rented to LMI persons.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 7 rental units will be rehabilitated and rented out to LMI households.
	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	14B- Rehab; multi-unit residential.
<b>6</b>	<b>Project Name</b>	Rental Development (2020)
	<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: \$300,000
	<b>Description</b>	HOME funds awarded to JT Klein, Inc. will be used to construct a multi-family apartment complex named Limestone Ridge; the first phase of the project will be 109 units (27 market rate and 82 affordable) being a mix of 1, 2, and 3 bedroom units- 7 of the units will be HOME-assisted.
	<b>Target Date</b>	12/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 7 LMI households will be provided affordable housing.
	<b>Location Description</b>	Lot 10, Orchard Pointe Shopping Center, Fitchrona Road, City of Fitchburg, WI.
	<b>Planned Activities</b>	(12) Construction of Rental Housing.
<b>7</b>	<b>Project Name</b>	Public Facilities (2020)
	<b>Target Area</b>	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: \$300,000
	<b>Description</b>	1. Domestic Abuse Intervention Services (DAIS)- DAIS will use CDBG funds for construction and remodeling of an existing domestic abuse shelter serving victims of domestic violence in Dane County. 2. Boys and Girls Club of Dane County (BGCDC)- the BGCDC will use CDBG funds to renovate a facility in order to meet license and code requirements.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two buildings will be rehabilitated and will serve an estimated 300 LMI persons.
	<b>Location Description</b>	DAIS: 2102 Fordem Avenue, Madison, WI 53704. Boys and Girls Club: 232 Windsor Street, Sun Prairie, WI 53590.
<b>Planned Activities</b>	Youth Center (03D) and Other Public Improvements Not Listed in 03A-03S (03Z).	
<b>8</b>	<b>Project Name</b>	Public Services (2020)
	<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: \$233,962

	<b>Description</b>	Newbridge Madison, Inc.; Vera Court Neighborhood Center; Legal Action of Wisconsin, Inc.; Community Action Coalition; Omega School; YWCA; Sunshine Place; Stoughton Affordable Transportation Program; UNIDOS.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 500 LMI persons will be provided public service assistance with CDBG funds through sub-recipient organizations.
	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	Transportation (05E); Employment Training (05H); Housing Counseling (05U); Health Services (05M); Other public services (05).
<b>9</b>	<b>Project Name</b>	Urgent Need/ Disaster Assistance (2020)
	<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: \$62,112
	<b>Description</b>	Set aside dollars to be used to address urgent needs arising from a recent disaster, plus provide needed matching funds to access other forms of disaster assistance funding.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	Planning and Administration (2020)
	<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: \$248,447 HOME: \$64,493
<b>Description</b>	Provide program planning, administration, support services, and fair housing activities. \$10,000 of the Planning/Administration budget has been specifically allocated to Fair Housing activities.
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Dane County Urban County Consortium.
<b>Planned Activities</b>	Planning (20); General Program Administration (21A); Fair Housing Activities (21D).

## **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**

The Dane County Urban County Consortium, as of 2019, includes 56 participating municipalities representing slightly over 94% of the population outside the City of Madison. These cities, villages, and towns along with various departments in Dane County are the major public agencies responsible for administering programs covered by the Annual Action Plan. For a list and map of the 56 participating municipalities, see Appendix 1.

There is no geographic preference for the allocation of 2019 CDBG and HOME funds. Funding is 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 Consolidated Plan and is recommended by the CDBG Commission.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Dane County Urban County Consortium	100

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

### **Discussion**

## 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. The price per square foot of single family houses in Dane County has increased from \$114 in 2011 to \$168 in 2020 (see table in section MA-15 for a year-by-year breakdown of housing costs since 2000). This makes purchasing a home difficult for low- and moderate-income families, and 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	58
Special-Needs	0
Total	58

**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	6
The Production of New Units	8
Rehab of Existing Units	27
Acquisition of Existing Units	17
Total	58

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

#### Discussion

Affordable housing continues to be a priority for Dane County. In 2020, Dane County anticipates using \$897,024 in HOME funds and \$558,667 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, the production of new rental units, and tenant-based rental assistance.

The 17 households anticipated to be supported through acquisition of existing units will be assisted by

organizations including Habitat for Humanity, Movin' Out, and Operation Fresh Start.

## **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 163 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 \$7.6 million dollars (housing assistance payments and administrative fees) and funding for the public housing program is expected to be about \$196,394 (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/ **757**

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 2020 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 and 2016. The Plan has four overarching goals:

1. Prevent homelessness in Dane County.
2. Support persons and families experiencing homelessness.
3. End homelessness in Dane County.
4. Advocate and Collaborate with local, state, and national partners.

The full plan is available on the Homeless Services Consortium web site at: [danecountyhomeless.org/governance](http://danecountyhomeless.org/governance)

In 2020, 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.
- 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.
- 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.
- 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.

### **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**

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.

In 2019, financial assistance and support services provided by the Homeless Services Consortium agencies will continue. Agencies and services to be offered include:

Briarpatch Youth Services is a provider of services to runaway and homeless youth and their families in Dane County. In 2016, Briarpatch opened and began operating an 8 bed facility in the Town of Madison to provide temporary shelter for runaway and homeless youth ages 13-17. The facility is licensed as a group by the State of Wisconsin and provides youth with temporary shelter for up to 28 days. Dane County CDBG funds were used in 2016 to help support this project and allow Briarpatch to dramatically expand the services it currently provides to homeless youth.

Community Action Coalition (CAC) offers case management, budget counseling and financial assistance to single individuals and families to prevent homelessness by paying a portion of back rent owed by the tenant or through monthly rental subsidies through the Rentable Program. CAC collaborates with a number of other Dane County agencies who “pre-qualify” households.

Porchlight operates Hospitality House which serves as a day resource center providing services and financial assistance to single individuals and families in need. The DIGS Program helps to prevent homelessness through the payment of back rent and utilities.

Legal Action of Wisconsin lawyers and paralegals provide legal services to prevent evictions and secure income to avoid homelessness and to assist those who are homeless.

The YWCA provides tenant education workshops and follow-up support services to help ensure that previously homeless households do not return to homelessness. The Second Chance Tenant Education Workshop is a total of six-hours of instruction, spread out into two sessions to help homeless persons find and maintain housing. Participants learn about budgeting, credit, communication with landlords and neighbors, and rights and responsibilities of being a successful tenant.

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**

In November 2014, Dane County was selected, along with 68 other U.S. communities, to participate in Zero: 2016, a national campaign to end veteran and chronic homelessness over the next two years. The Campaign is being spearheaded by Community Solutions, a national non-profit organization based in New York City. Community Solutions will work intensively with Dane County to meet federal goals set by President Obama to end veteran homelessness by Dec. 2015 and chronic homelessness by Dec.

2016. Dane County will continue to accelerate it's housing efforts in 2017 and work closely with Community Solutions to set performance measurements and create innovative solutions to addressing homelessness in Dane County.

In 2015, Dane County partnered with the City of Madison and several other public and private organizations to break ground on a new housing development for those facing chronic homelessness, including veterans. Madison Permanent Supportive Housing will be located at 715 Rethke Avenue in Madison. The \$8.9 million, 60-unit building will provide housing for individuals who are chronically homeless, with a unique focus on veterans, for whom 25 of the units will be designated.

Madison Permanent Supportive Housing is designed to serve those who would not be able to stay housed without a wide range of supportive services and who, conversely, need to be housed to be able to fully participate in these services. Many homeless individuals have a number of factors standing in their way, potentially including mental illness, a substance disorder, or chronic medical problem. Onsite services will be provided by Heartland Health Outreach and will include mental health services, links to other health care and employment providers, case management and social enrichment, all designed to improve stability and support economic self-sufficiency.

The City of Madison Community Development Authority and Dane County Housing Authority provided project based rental assistance for a total of 54 units. The project is also pursuing specific rental vouchers for veterans (VASH) from the Veterans Administration. Because of this rental assistance, homeless persons will now have a chance at stability, as those participating pay no more than 30% of their household income for rent.

**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 2020 Dane County awarded \$25,000 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 2020 to help households maintain safe, affordable housing and thereby avoid homelessness and the many problems associated with it.

In 2014, the Dane County Board of Supervisors approved a provision in the 2015 Capital Budget that established an Affordable Housing Development Fund (AHDF). The purpose of the AHDF is to encourage the development of affordable housing in Dane County by using the AHDF as a means to leverage additional resources from project partners. In implementing the AHDF, preference will be given to affordable housing and homeless services facilities projects serving chronically homeless populations and other populations with significant housing barriers, including very low income families, persons with arrest and conviction records, the elderly, and the disabled. It is the intent of the County Board to appropriate \$2 million per year over four years in this fund, and at least 30% of the funding will be available for projects outside of the City of Madison boundaries over the four year period.

## **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 (AI) report, and more recently the 2016 AI Report/ Fair Housing Equity Analysis, 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.

In 2016, HUD imposed a new rule/process for conducting an analysis of impediments to fair housing choice. The new document, the Assessment to Fair Housing (AFH), was to be submitted 270 days prior to the submission on the next Consolidated Plan. HUD encourages grantees to take a regional approach to addressing fair housing by collaborating with other local jurisdictions and organizations that administer HUD Community Planning and Development (CPD) programs. Dane County staff had attended training sessions on the AFH process, and had been meeting regularly with the City of Madison and local housing authorities to prepare and submit a joint AFH. On January 5, 2018 HUD published a notice in the Federal Register suspending the obligation of local governments under the Affirmatively Furthering Fair Housing rule to submit an AFH until after October 31, 2020, and in many cases after 2025.

### **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. Section AP-35 of this Plan details the specific number of families that are expected to be assisted with CDBG/HOME funds in 2019 by creating affordable and accessible homes for these families.

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.

Dane County will continue to fund a sub-recipient organization to perform fair housing services that address impediments identified in the Analysis of Impediments to Fair Housing Choice in Dane County. The methods on which the services will be provided by the sub-recipient are listed in Appendix 2.

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.

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.

See Discussion Section below for information on additional work being done in 2019 by a Dane County Task Force for ameliorating the negative effects of existing public policies that serve as barriers to affordable housing.

**Discussion:**

In 2019, Dane County used CDBG/HOME funds to help rehabilitate 41 existing owner-occupied housing units as a means to maintain affordable housing; promote homeownership for 19 LMI households by providing down payment and closing cost assistance to LMI families residing in Dane County outside of Madison; and constructed 1 new owner-occupied affordable single-family housing unit. Dane County will continue to seek partner organizations to help launch a tenant-based rental assistance (TBRA) program to advance the goals of the Consolidated Plan and further address the affordable and fair housing needs of the Urban County Consortium.

Dane County anticipates using \$558,667 in CDBG funds and \$897,024 in HOME funds in 2020 to increase the supply and availability of affordable housing units for low- and moderate-income families, the elderly, and persons with disabilities. An additional \$10,000 of HOME funds will be used specifically for fair housing activities in the Urban County Consortium.

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 being done by the Task Force may be found at: <http://www.countyofdane.com/plandev/Chapter10.aspx>.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Dane County will engage in a variety of activities during the 2020 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 2020, Dane County anticipates using \$897,024 in HOME funds and \$558,667 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, new rental construction, rental rehabilitation, and tenant-based rental assistance.

### **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 2020-2024 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 Department of Human Services- Housing Access and Affordability Division 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 2020, includes 56 participating municipalities representing slightly over 95% 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
- 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.

Annually, Dane County selects sub-recipient agencies to conduct fair housing services in the Urban County Consortium. In 2019, the Metropolitan Milwaukee Fair Housing Council (MMFHC) was selected to perform fair housing activities, including enforcement services; training and technical assistance; and education and outreach services (for the complete scope of services performed, see Appendix 2). The work performed and data collected by MMFHC is used by the County in its annual Performance Evaluation Report to evaluate the performance of the prior year's activities, and to modify, if necessary, any changes in priority areas in the development of the subsequent Annual Action Plan.

### **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  | 250,000 |
| 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	122,558
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>372,558</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	62,111
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.	95.00%

**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 2020 HOME funding.

Dane County has adopted an Affirmative Marketing Plan for rental and homebuyer projects containing 5 or more HOME assisted housing units. Dane County's Affirmative Marketing Plan requires that all subrecipients of HOME funding submit an affirmative marketing plan that includes the following:

- Methods for informing the public, owners, and potential tenants about Federal fair housing laws and their fair housing policy (e.g., use of commercial media, use of community contacts, use of the Equal Housing Opportunity logo or slogan in press releases, solicitations to owners, and written communication);
- Requirements and practices each owner must adhere to in order to carry out affirmative marketing procedures and requirements;
- Procedures to be used by owners to inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach (e.g., use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies);
- Addresses the items in CFR 92.351.

**Attachments**

## Citizen Participation Comments

### APPENDIX A

#### CONSULTATION AND CITIZEN PARTICIPATION 2020-2024 CONSOLIDATED PLAN

*This section summarizes the key findings from the consultation and citizen participation efforts of Dane County's 2020-2024 Five-Year Consolidated Plan, and provides the documentation used to collect the information.*

### Process Overview

The public participation and stakeholder consultation process for the Consolidated Plan integrates findings from numerous recent sources including:

- Focus groups coordinated by City of Madison Community Development Division (CDD) and Dane County Office of Economic & Workforce Development staff about housing, homeless services, economic development, and community resources in high need areas of Dane County. One hundred three stakeholders were invited to participate in these conversations, and 14 individuals participated in these groups, which were held during February and early March 2019; and
- A stakeholder survey (138 participants) and a community survey (373 participants) for priority areas and the development of the Consolidated Plan.

The focus groups and surveys fielded for the Consolidated Plan development are supplemented by other relevant recent resident and stakeholder research. This includes:

- Qualitative feedback received through individual e-mail responses to messages sent to stakeholders requesting participation in the community and stakeholder surveys; and
- Resident and stakeholder outreach through holding bean polls at various venues and community events throughout the City of Madison. CDD staff attended five events in January and February 2019 to collect feedback from residents on how they believe HUD funds should be prioritized. This exercise also allowed opportunities to talk with residents and educate them about the programs that the City and County are able to fund with federal CDBG, HOME, and ESG funds.

### Participant Profile

Over 600 residents and stakeholders from across the City and Dane County participated in public input and stakeholder consultation opportunities to inform the development of the Consolidated Plan.

#### Focus Groups

The focus groups were conducted at two venues accessible to residents and stakeholders: The Warner Park Community and Recreation Center on Madison's north side and the Madison Central Library downtown. The conversations were structured, but included informal dialogue from diverse groups of members of the Homeless Services Consortium, Homebuyers' Roundtable, and Third Sector, as well as neighborhood center directors, housing developers, and community and economic development experts discussed the priority needs for housing, homeless services, and community services. Of the 14 individuals who participated in the focus groups:

- Five were involved in homeownership and homebuyer activities
- Three were involved in affordable housing development and related programs
- Four were involved in efforts to end and prevent homelessness
- One was the director of a local neighborhood center
- One was involved in job creation initiatives

#### Partner Survey

The over 130 stakeholders who responded to the Partner Survey represent professionals working across the housing, human services, and community development spectrum in the public, private, and nonprofit sectors. The respondents provide services throughout Dane County, serving the needs of diverse low income and vulnerable populations:

- Over three in five serve families;
- Over 50 percent provide housing or services to persons with disabilities;
- Approximately one-third serve veterans;
- Over 50 percent with persons experiencing homelessness.

Other populations served by respondents' organizations include elderly (40%), youth (42%), and other special needs populations (21%) such as survivors of domestic violence; immigrants; formerly incarcerated individuals; foster families; individuals living with HIV or at risk for HIV; and victims of sex trafficking.

#### **Community Survey**

The majority of respondents to the Community Survey own their home (53%) and 8 in 10 has, or knows someone who has had difficulty finding an affordable place to live in the County. All household sizes are represented: 25 percent live alone and seven percent have households of five or more members. Approximately one-quarter of respondents has a household income of less than \$35,000 and an additional 12 percent has incomes of between \$35,000 up to \$45,000. About 81 percent of respondents lives in Madison, and 19 percent in the balance of Dane County, outside of Madison.

#### **Bean Poll**

CDD staff initiated an additional, creative approach to soliciting resident feedback by going out to various public events throughout Madison and asking people about what they believe should be the top funding priorities for the next five years. Feedback was collected through the use of a bean poll, which involved setting up six mason jars and giving respondents a set of different colored beans (participants placed red beans in the jars for programs that mattered most to them and placed pinto beans in the jars for programs they thought mattered most to the community). Staff attended five events and collected feedback from 98 residents. Residents, by a fairly large margin, believed that using federal funds to support efforts to end and prevent homelessness is most important to themselves and to the community as a whole. Over 26% of red beans were put in this jar and over 28% of pinto beans were placed in this jar, indicating that over one in four residents believe that preventing and ending homelessness should be a top funding priority.

#### **Housing Context**

Nearly all stakeholders and residents describe an urgent need for more affordable housing. The specific nature of the affordable housing need ranges from a lack of units affordable to a specific low-income population to units that are unsafe or need repair. Other barriers to housing relate to a household's background, and in particular, housing discrimination, past evictions, and poor credit histories.

In surveys and focus groups, stakeholders and residents described the housing market and conditions. Many described that supply has not kept up with demand for owner-occupied housing, which is driving the aggressive increase in housing sales prices in Dane County. Almost all respondents agreed that the City and County need to do more to address the affordability challenges in the housing market that is driven by the area's historically low rental vacancy rate.

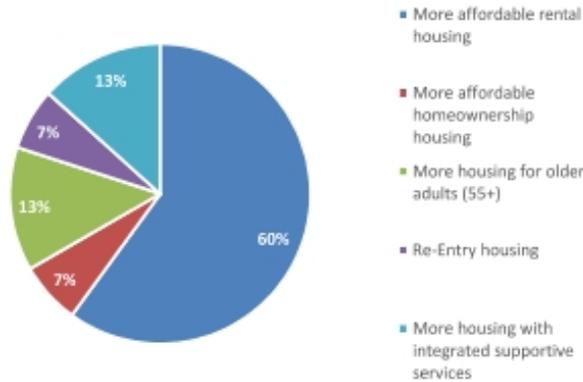
#### **Increased demand for affordable rental and owner-occupied housing**

By far, the majority of stakeholders' characterizations of the most significant issue in the local housing market related to an increased demand for housing, and affordable rental housing in particular. Stakeholders associated the increased demand with several factors, including housing prices keeping households out of the for-sale market; lack of product for first-time homebuyers; flat or falling household income; and population growth paired with an existing low vacancy rate. Four out of five respondents to the Community Survey had either personally experienced or knew someone who had difficulty finding affordable housing in the past five years.

Summary of Results of Partner Survey

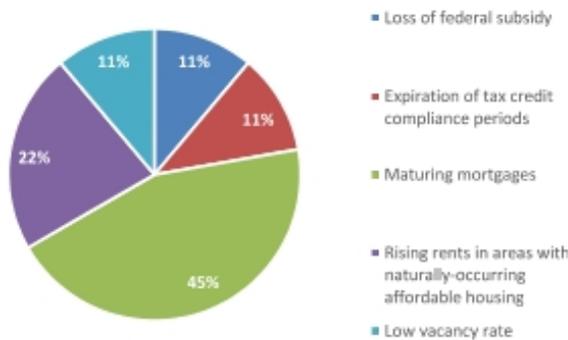
Of the 138 respondents to the partner survey, 15 were developers of affordable housing in Madison and Dane County. Sixty percent of that group believed that the highest priority affordable housing need in Madison and Dane County is additional affordable rental housing, while the remainder believed that providing additional housing for specific groups is a more pressing need.

Figure PS1: What do you see as the highest priority affordable housing need in Madison & Dane County?



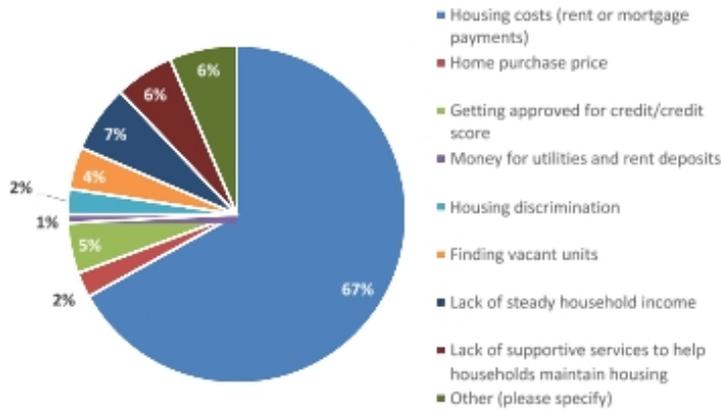
That same group was asked what they believed was the most likely reason behind why affordable housing units in Madison will be converted to market-rate units in the near future. While most responded that it will be due to properties with expiring tax credits converted to a market-rate property, other stakeholders believed that rising rents and Madison's low vacancy rate will drive up the housing prices in naturally-occurring affordable housing higher.

Figure PS2: Over the next five years, affordable housing units in Madison and Dane County may be lost through conversion to market-rate housing. Please indicate what you believe to be the primary reason for this loss.



Among all stakeholders who responded to the partner survey, over two-thirds believed that housing costs was the most significant barrier to residents finding and maintaining housing in the area.

Figure P53: What is the most significant barrier to people finding and maintaining housing in Madison and Dane County?



Stakeholders from all backgrounds agreed in the survey that additional affordable rental housing is the most needed program for renter households in Madison and Dane County, with nearly 70 percent of stakeholders putting this as their first choice. Following the need for additional rental housing, stakeholders noted that emergency rental assistance and case management services (both important components of successful rapid rehousing programs for formerly homeless households) were listed highly as respondents' second choices.

Table P51: What housing programs and activities for renters are most needed in your community?

	First Choice	Second Choice	Third Choice	Total
Additional affordable rental housing	68.55%	14.05%	4.20%	107
Additional affordable rental housing for older adults (65+)	6.45%	9.92%	2.52%	23
Rehabilitation of existing rental housing	4.84%	11.57%	12.61%	35
Accessibility improvements for renters with physical disabilities	0.81%	4.96%	3.36%	11
Emergency rental assistance	3.23%	15.70%	8.40%	33
Medium term rental assistance (3-24 months)	0.81%	9.09%	11.76%	26
Long term rental assistance (over 24 months)	4.03%	9.92%	7.56%	26
Housing case management assistance	4.03%	14.88%	16.81%	43
Eviction prevention	4.84%	5.79%	11.76%	27
Assistance paying energy bills	0.00%	0.83%	2.52%	4
Security deposit assistance	0.81%	3.31%	11.76%	19
Other debt payment assistance	1.61%	0.00%	6.72%	10

When posed the same question, but specifically as it related to current and prospective homeowners, nearly 40 percent of respondents answered that additional affordable owner-occupied housing supply is the most needed program. The two most commonly selected second choices for the most needed homeownership programs in Madison and Dane County were additional down payment assistance for first time homebuyers and emergency home repair programs for low-income homeowners.

**Table P52: What housing programs and activities for homeowners/prospective homebuyers are most needed in your community?**

	First Choice	Second Choice	Third Choice
Additional affordable owner-occupied housing	38.94%	6.25%	6.25%
Different homeownership opportunities (e.g. co-ops, cohousing, etc.)	3.54%	13.39%	8.04%
Opportunities for older adults to age in place	7.96%	5.36%	5.36%
Loans to incentivize conversion of renter-occupied homes to owner-occupied homes	6.19%	8.04%	3.57%
Down payment assistance for first time homebuyers	20.35%	21.43%	13.39%
Emergency home repair programs for low-income owners	4.42%	15.18%	8.04%
Major home repair programs for low-income homeowners	2.65%	9.82%	16.07%
Accessibility improvements for homeowners with physical disabilities	0.88%	1.79%	5.36%
Homebuyer education	3.54%	6.25%	4.46%
Home improvement/home maintenance/energy efficiency education	0.00%	1.79%	3.57%
Foreclosure prevention assistance	4.42%	2.68%	15.18%
Assistance paying energy bills	0.00%	4.46%	1.79%
Other debt payment assistance	7.08%	3.57%	8.93%

On the topic of homelessness, there was generally a consensus about what the top two priorities should be in Madison and Dane County to address the issue. Namely, respondents noted that an increase in permanent housing and increased/improved behavioral health services are the two activities that would most help the homeless population.

**Table P53: What are the most urgent priorities for people experiencing homelessness in our community?**

	First Choice	Second Choice	Third Choice	Total
Increase emergency shelter spaces	17.27%	8.11%	8.18%	37
Increase services provided at emergency shelters (e.g. case management, help finding work)	10.00%	15.32%	20.91%	51
Increase emergency rent assistance	10.91%	14.41%	12.73%	42
Increase permanent housing	34.55%	18.92%	11.82%	72
Homeless support services (transportation voucher, services, centers)	6.36%	13.51%	21.82%	46
Medical and dental services	0.00%	4.50%	0.91%	6
Behavioral health services (mental health, substance use)	20.91%	22.52%	21.82%	72
Food services	0.00%	2.70%	1.82%	5

There was a similar consensus among respondents when asked about how the community can best help individuals and families at-risk of becoming homeless. The choice selected by the greatest number of respondents as both the first and second choice for this question was an increase in supportive services for at-risk persons currently living in some form of housing, selected by over a third of respondents. The second most commonly selected response given on how to best help those at-risk of becoming homeless was increased funding for eviction prevention.

**Table P54: What are the most urgent priorities for people at risk of becoming homeless in our community?**

	First Choice	Second Choice	Third Choice	Total
Increase funding for eviction prevention	26.79%	16.22%	14.81%	64
Tenant-landlord mediation services	6.25%	10.81%	6.48%	26
Provide greater assistance to help people find housing	10.71%	13.51%	17.59%	46
Increase funding for legal services	3.57%	3.60%	5.56%	14
Increase in supportive services for at-risk people currently in housing	34.82%	33.33%	12.96%	90
Increase funding for tenant-based rental assistance	14.29%	9.01%	21.30%	49
Re-entry services for formerly incarcerated individuals	3.57%	13.51%	21.30%	42

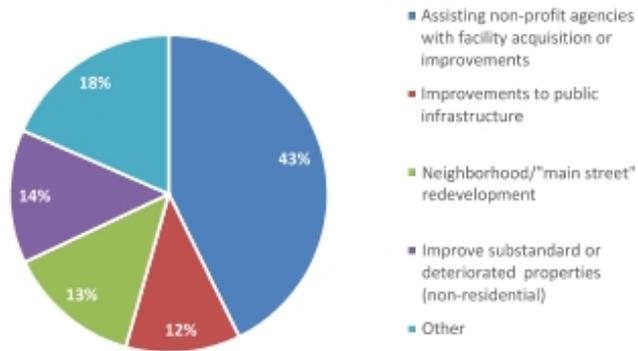
Over half of respondents answered that housing assistance is the most needed social service in Madison and Dane County, with an additional 20 percent of participants selecting this as the second most needed service in the community. Over 45 percent of participants believed that behavioral health services was the most needed or second-most needed service of low-income persons.

**Table P55: Which of the following social services are the most needed by low-income persons?**

	First Choice	Second Choice	Third Choice	Total
Medical and dental assistance	7.77%	10.78%	15.15%	34
Food assistance	0.97%	7.84%	9.09%	18
Housing assistance	53.40%	20.59%	12.12%	88
Veteran services	0.00%	0.00%	2.02%	2
Behavioral health services (mental health and substance use)	20.39%	26.47%	14.14%	62
Youth services	2.91%	3.92%	2.02%	9
Legal assistance	1.94%	3.92%	8.08%	14
Services for families with children	10.68%	9.80%	15.15%	36
Services for older adults	0.00%	2.94%	5.05%	8
Services for people with disabilities	0.97%	8.82%	12.12%	22
Services for victims of domestic or sexual abuse	0.97%	1.96%	4.04%	7
Violence prevention services	0.00%	2.94%	1.01%	4

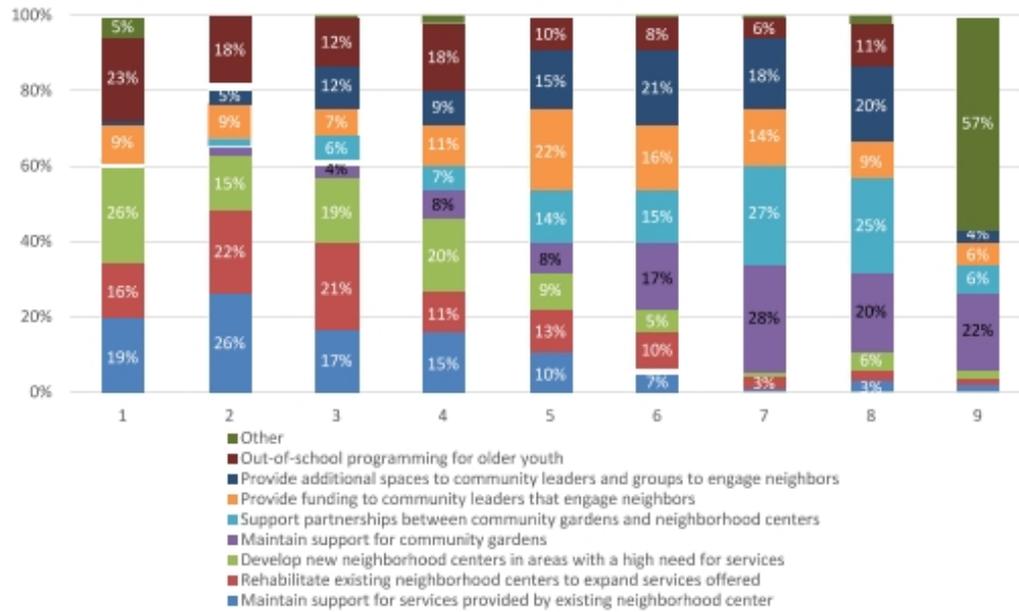
Shifting the focus from housing and homelessness issues to community and economic development issues, over 40 percent of stakeholders felt that assisting non-profit organizations with improvements or acquisitions of facilities for their use was the most needed activity that the City and County should fund.

Figure PS4: Which of the following community development activities are most needed in our community now?



When asked about ways that the City and County could better engage the community and build the leadership skills of those in the community, there was a mixed response among stakeholders about which of the activities provided were the most important to fund. A common theme, however, was that respondents valued the services provided by the City's neighborhood centers. Maintaining support for neighborhood centers, rehabilitating neighborhood centers, and developing new neighborhood centers each received over 15 percent of votes for the top two rankings for this question.

Figure P55: Please rank the following to indicate your level of importance for funding the following community leadership and engagement activities.



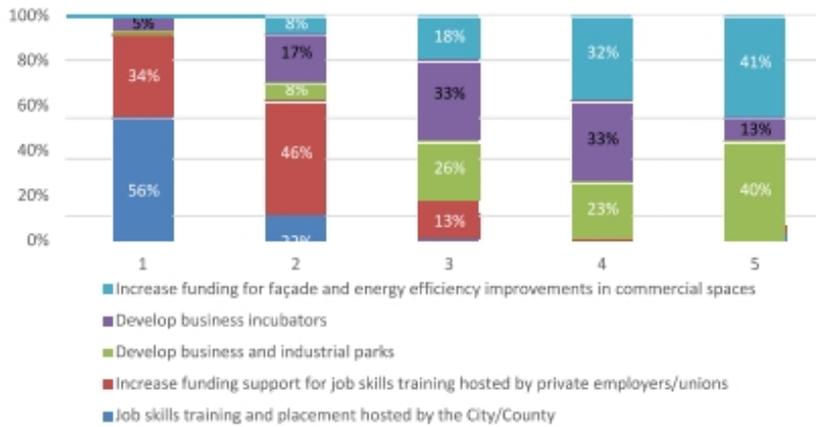
In the survey, stakeholders were asked which economic activities were most needed in the City and County and were provided with a list of 11 possible economic development activities from which they could choose. Despite the breadth of choices available, two activities were overwhelmingly selected as the top two economic activities most needed in the community: creating jobs in low-income neighborhoods and increasing job training programs for people currently or at-risk of becoming homeless.

Table P56: What economic opportunities and activities are most needed in your community?

	First Choice	Second Choice	Third Choice	Total
More loans to entrepreneurs and micro-enterprises	2.02%	3.03%	2.02%	7
More technical assistance for micro-enterprises and entrepreneurs (counseling and training for business owners)	0.00%	5.05%	4.04%	9
More technical assistance for businesses owned by women and/or Persons of Color	4.04%	6.06%	10.10%	20
Job creation through micro-enterprise assistance	1.01%	5.05%	2.02%	8
Job creation through small business assistance	4.04%	8.08%	7.07%	19
Creating jobs in low-income neighborhoods	44.44%	13.13%	10.10%	67
Increased amount financial support to entrepreneurs and micro-enterprises led by women and persons of color	8.08%	4.04%	8.08%	20
Increase employment training programs targeted for people at-risk of or currently experiencing homelessness	23.23%	27.27%	12.12%	62
Creating jobs for disabled persons	4.04%	6.06%	8.08%	18
More funding for job training and placement	5.05%	16.16%	16.16%	37
Funding for transitional employment programs	4.04%	6.06%	20.20%	30

Similarly, stakeholders felt that the two most important business development activities that the City and County could fund with its federal dollars are City-hosted jobs skills training and placement sessions, and funding job skills training and placement programs hosted by the private sector.

Figure PS6: Please rank the following to indicate your level of importance for funding the following business development activities.



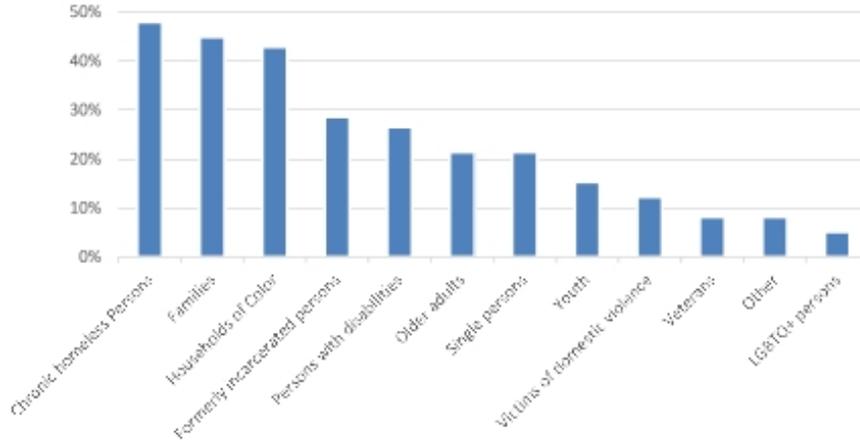
Anecdotal conversations throughout Madison and Dane County have suggested that there is a severe shortage of workers in certain trades, particularly among persons of color. The two most needed workforce development programs, as identified by stakeholders, are increased apprenticeship and other skills training programs targeted toward low-income persons, and increased employment opportunities in areas where low-income persons already live.

Table PS7: What workforce development activities are most needed in your community?

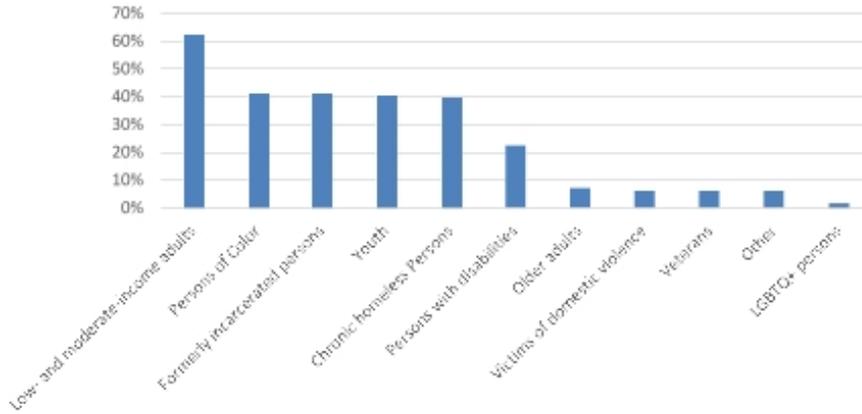
	First Choice	Second Choice	Third Choice	Total
Increased apprenticeship/technical skills training for low-income individuals	32.29%	15.63%	17.20%	62
Increased employment opportunities near where low- and moderate-income residents live (i.e. addressing the job/skills mismatch)	29.17%	28.13%	18.28%	72
Job training and placement/employment opportunities for formerly incarcerated individuals	10.42%	10.42%	21.51%	40
Payment for participation in job skills training programs (i.e. payment for lost wages due to training)	12.50%	14.58%	18.28%	43
Transportation subsidies for low- and moderate-income workers to travel to/from employment	10.42%	27.08%	11.83%	47
Funding businesses that support cohort-style internship/training opportunities for low-income persons	5.21%	4.17%	12.90%	21

Finally, stakeholders were asked to select the groups that they believe are in most need of housing assistance and the groups they believe are in most need of economic assistance/job training. Persons experiencing chronic homelessness, persons of color, and families were the largest groups identified by stakeholders as most in need of housing assistance. Low-income adults, persons of color, and formerly incarcerated individuals were the groups identified as most in need of economic assistance or could benefit most from job training programs.

**Figure PS7: Please rank the following to indicate your level of importance for funding the following business development activities. Please select up to three.**



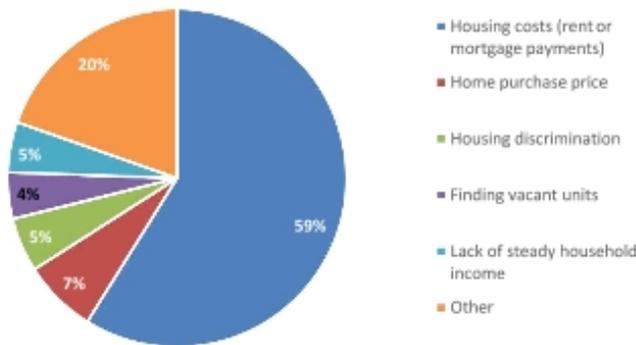
**Figure PS8: Which target population(s) in your community are most in need of economic assistance and/or job training services? Please select up to three.**



Summary of Results of Community Survey

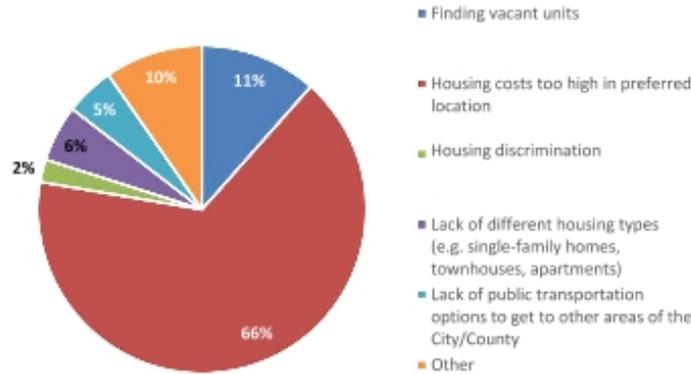
As noted above, the largest share of survey respondents noted that housing costs was the largest single barrier to residents finding and maintaining housing in the area. Other financial factors were similarly reported as barriers to residents in keeping their housing, while a myriad of other factors also contribute to housing instability in the City and County, including a lack of supportive housing units for those needing case management.

Figure CS1: What is the most significant barrier to people finding and maintaining housing in Madison and Dane County?



In respondents "areas of choice," or why they would prefer to live in Madison or Dane County, an even greater portion of residents (nearly two-thirds) shared that housing costs are too high in that location. Over one in ten responses indicated that residents felt that there were not enough vacant units in their preferred location to house everyone looking for housing in that area.

Figure CS2: What is the most significant barrier to finding housing in your area of choice in Madison and Dane County?



Similar to the stakeholder survey, residents largely selected additional affordable rental housing as the most needed activity that would benefit renter households in Madison and Dane County. However, unlike stakeholders, many residents believed that the next highest funding priorities for renter households in the metro area should be additional affordable housing specifically for older adults and the rehabilitation of existing rental housing as a preservation measure.

Table CS1: What housing programs and activities for renters are most needed in your community?

	First Choice	Second Choice	Third Choice	Total
Additional affordable rental housing	63.88%	8.49%	6.77%	207
Additional affordable rental housing for older adults (65+)	8.37%	14.67%	4.78%	72
Rehabilitation of existing rental housing	6.46%	11.97%	9.16%	71
Accessibility improvements for renters with physical disabilities	1.90%	6.56%	5.98%	37
Emergency rental assistance	3.04%	11.20%	7.17%	55
Medium term rental assistance (3-24 months)	2.28%	6.95%	7.97%	44
Long term rental assistance (over 24 months)	2.66%	10.42%	11.95%	64
Housing case management assistance	3.04%	9.27%	11.95%	62
Eviction prevention	3.42%	6.95%	11.55%	56
Assistance paying energy bills	0.38%	3.47%	5.58%	24
Security deposit assistance	2.28%	8.49%	10.76%	55
Other debt payment assistance	2.28%	1.54%	6.37%	26

There was again some agreement among stakeholders and residents in the surveys regarding the highest funding priorities for homeowners and prospective homebuyers in Dane County. Nearly one-third of respondents noted that additional affordable owner-occupied housing is the highest need for this population, while additional down payment assistance for first time homebuyers was the most selected second highest priority, like in the stakeholder survey. However, unlike the stakeholder survey, the other second highest priority for homeowners and prospective homebuyers is the option of different homeownership opportunities, such as co-op and cohousing models.

**Table CS2: What housing programs and activities for homeowners/prospective homebuyers are most needed in your community?**

	First Choice	Second Choice	Third Choice	Total
Additional affordable owner-occupied housing	32.05%	10.89%	9.13%	134
Different homeownership opportunities (e.g. co-ops, cohousing, etc.)	15.83%	12.84%	8.33%	95
Opportunities for older adults to age in place	10.42%	10.51%	7.94%	74
Loans to incentivize conversion of renter-occupied homes to owner-occupied homes	5.79%	7.78%	12.70%	67
Down payment assistance for first time homebuyers	13.13%	17.90%	9.92%	105
Emergency home repair programs for low-income owners	3.86%	8.56%	9.13%	55
Major home repair programs for low-income homeowners	3.86%	10.89%	14.68%	75
Accessibility improvements for homeowners with physical disabilities	2.32%	2.33%	2.38%	18
Homebuyer education	3.86%	5.45%	3.97%	34
Home improvement/home maintenance/energy efficiency education	0.77%	5.06%	6.35%	31
Foreclosure prevention assistance	4.25%	3.11%	7.94%	39
Assistance paying energy bills	1.54%	2.72%	1.98%	16
Other debt payment assistance	2.32%	1.95%	5.56%	25

Residents had varying opinions on what the highest and second most urgent priorities should be to address the issue of homelessness in Madison and Dane County. Respondents identified both an increase in emergency shelter spaces and an increase in the amount of permanent housing in the community as the highest funding priorities. An increase in services provided at shelters and an increase in behavioral health services made available to those experiencing homelessness were identified by residents as the second-most urgent funding priorities.

**Table CS3: What are the most urgent priorities for people experiencing homelessness in our community?**

	First Choice	Second Choice	Third Choice	Total
Increase emergency shelter spaces	22.40%	8.03%	11.07%	103
Increase services provided at emergency shelters (e.g. case management, help finding work)	14.80%	18.88%	14.75%	120
Increase emergency rent assistance	7.60%	12.85%	9.84%	75
Increase permanent housing	26.40%	16.87%	11.48%	136
Homeless support services (transportation voucher, services, centers)	7.60%	14.86%	17.21%	98
Medical and dental services	0.80%	6.02%	8.20%	37
Behavioral health services (mental health, substance use)	19.20%	19.68%	22.95%	153
Food services	1.20%	2.81%	4.51%	21

For those not yet homeless, but who are at-risk of becoming homeless, over one-quarter of residents each responded that an increase in funding for eviction prevention and an increase in supportive services for those currently in housing as the most urgent funding need for this demographic in the community. This was identical to the top funding priorities identified in the stakeholder survey. One-quarter of residents also believed that increased supportive services should be the City/County's second most urgent funding priority to prevent homelessness.

**Table CS4: What are the most urgent priorities for people at risk of becoming homeless in our community?**

	First Choice	Second Choice	Third Choice	Total
Increase funding for eviction prevention	27.27%	11.20%	11.34%	120
Tenant-landlord mediation services	8.68%	8.71%	9.66%	65
Provide greater assistance to help people find housing	12.81%	17.43%	15.97%	111
Increase funding for legal services	4.13%	7.05%	7.56%	45
Increase in supportive services for at-risk people currently in housing	31.40%	24.07%	13.87%	167
Increase funding for tenant-based rental assistance	8.26%	17.01%	17.65%	103
Re-entry services for formerly incarcerated individuals	7.44%	14.52%	23.95%	110

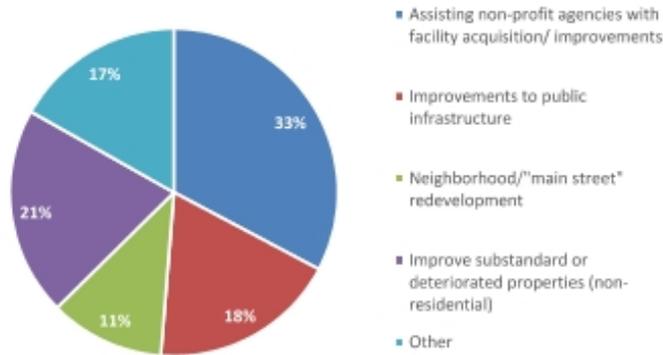
Nearly 60 percent of residents believed that housing assistance is the highest or second-highest priority that the City/County should fund as a social service for low-income residents. One-quarter of residents also identified that the provision of behavioral health services, including substance abuse, is the second-most needed social service for low-income persons.

**Table CS5: Which of the following social services are the most needed by low-income persons?**

	First Choice	Second Choice	Third Choice	Total
Medical and dental assistance	15.74%	12.88%	18.88%	111
Food assistance	5.96%	13.73%	11.16%	72
Housing assistance	43.40%	15.88%	11.59%	166
Veteran services	1.28%	0.86%	0.86%	7
Behavioral health services (mental health and substance use)	17.02%	23.61%	14.16%	128
Youth services	2.13%	4.29%	4.29%	25
Legal assistance	1.70%	4.72%	8.15%	34
Services for families with children	5.53%	10.73%	13.30%	69
Services for older adults	2.55%	3.43%	2.15%	19
Services for people with disabilities	1.70%	3.86%	4.72%	24
Services for victims of domestic or sexual abuse	2.13%	4.29%	3.43%	23
Violence prevention services	0.85%	1.72%	7.30%	23

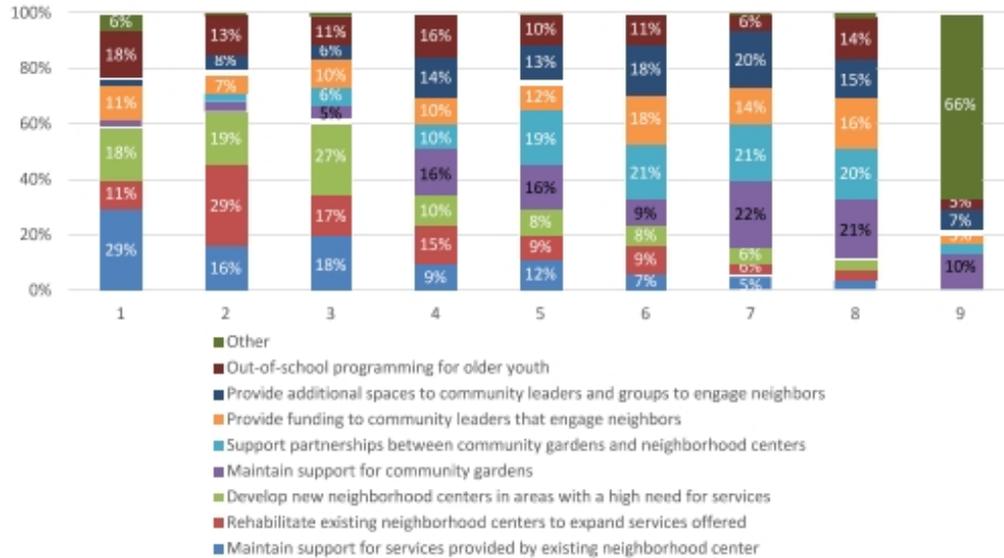
Approximately one-third of residents in the survey identified assisting non-profits with facility acquisition or improvements as the most needed community development activity. However, a large share of respondents also believed that improving the City/County's infrastructure or improving substandard areas of the region as the highest community development need we could fund.

Figure CS3: Which of the following community development activities are most needed in our community now?



Approximately 60 percent of residents selected some neighborhood center-related activity as the most important, second-most important, and third-most important community leadership and engagement activities that the City/County could fund. This theme is consistent with the results of the stakeholder survey, and the value that residents and stakeholders alike derive from neighborhood and community centers is apparent. Supporting community gardens and providing resources to leaders to engage their neighbors received the lowest rankings of the activities provided in the survey.

Figure CS4: Please rank the following to indicate your level of importance for funding the following community leadership and engagement activities.

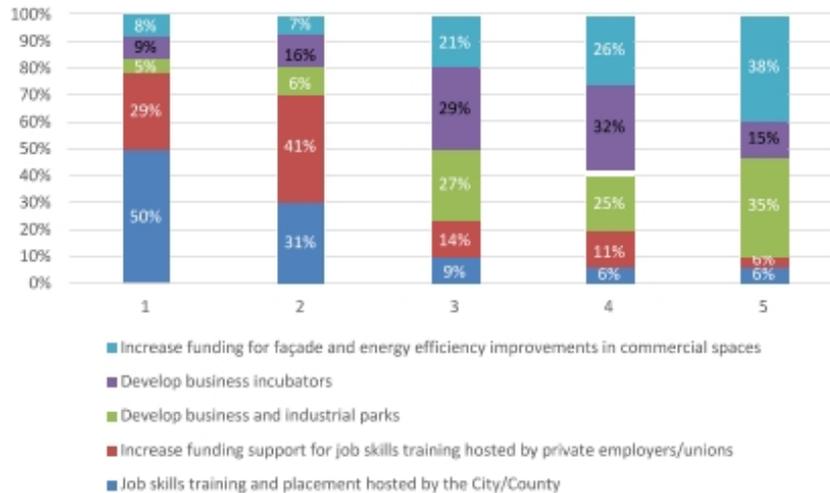


Residents and stakeholders have similar opinions in what economic opportunities and business development activities they believe the County needs most. As in the stakeholder survey, the two activities selected as the top two economic activities most needed in the community were creating jobs in low-income neighborhoods and increasing job training programs for people currently or at-risk of becoming homeless. The two business development activities that the City/County could fund with its federal dollars, according to residents, are City-hosted jobs skills training and placement sessions, and funding job skills training and placement programs hosted by the private sector.

Table CS5: What economic opportunities and activities are most needed in your community?

	First Choice	Second Choice	Third Choice	Total
More loans to entrepreneurs and micro-enterprises	5.36%	4.07%	2.31%	26
More technical assistance for micro-enterprises and entrepreneurs (counseling and training for business owners)	1.79%	3.17%	3.70%	19
More technical assistance for businesses owned by women and/or Persons of Color	11.16%	9.05%	6.02%	58
Job creation through micro-enterprise assistance	3.13%	4.07%	5.56%	28
Job creation through small business assistance	5.36%	3.17%	5.09%	30
Creating jobs in low-income neighborhoods	37.95%	19.00%	8.80%	146
Increased amount financial support to entrepreneurs and micro-enterprises led by women and persons of color	4.91%	9.95%	6.94%	48
Increase employment training programs targeted for people at-risk of or currently experiencing homelessness	17.86%	27.60%	21.30%	147
Creating jobs for disabled persons	4.02%	4.07%	9.26%	38
More funding for job training and placement	4.46%	9.95%	16.20%	67
Funding for transitional employment programs	4.02%	5.88%	14.81%	54

**Figure C55: Please rank the following to indicate your level of importance for funding the following business development activities.**



Similarly, residents and stakeholders also appeared to agree on which workforce development activities the City/County should prioritize with its federal funds. Nearly 60 percent of respondents believe that the first or second highest priority of the City/County should be to increase employment opportunities in low-income neighborhoods. Nearly one-third of residents think that the highest priority of the City/County should be to increase skills training to better prepare low-income persons for in-demand jobs.

**Table C56: What workforce development activities are most needed in your community?**

	First Choice	Second Choice	Third Choice	Total
Increased apprenticeship/technical skills training for low-income individuals	31.08%	14.93%	11.63%	127
Increased employment opportunities near where low- and moderate-income residents live (i.e. addressing the job/skills mismatch)	29.28%	28.05%	12.56%	154
Job training and placement/employment opportunities for formerly incarcerated individuals	12.16%	18.10%	21.86%	114
Payment for participation in job skills training programs (i.e. payment for lost wages due to training)	11.71%	14.48%	18.60%	98
Transportation subsidies for low- and moderate-income workers to travel to/from employment	12.16%	17.65%	18.60%	106
Funding businesses that support cohort-style internship/training opportunities for low-income persons	3.60%	6.79%	16.74%	59

### Summary of Focus Group Feedback

Throughout February and early March, staff discussed issues related to housing, homelessness, and economic development to stakeholders from around Madison and Dane County. Staff asked the same questions to all participants, based on data from the American Community Survey, Point-in-Time Count, and economic data. Responses were intended to give staff insight into trends seen by experts in the field and not necessarily reflected in the data. The following summary of focus group input will inform our planning efforts and funding prioritization over the next five years.

#### Rental Housing Discussion

With Dane County's low rental vacancy rate of slightly over three percent, many participants noted that any new housing supply would be a welcome and much-needed addition to the market. The non-profit developers in attendance at the focus groups expressed a frustration with the City's growing financial support of larger, out-of-state developers when they feel they do just as much, if not more, with fewer public funds. They assert that, given the recent issues demonstrated by one of the permanent supportive housing developers, tax credit developers need to demonstrate that they have the capacity to both build a high quality project and provide sufficient supportive services. The local non-profits feel like they are getting "pushed" by the City more into only delivering supportive services and case management rather than building and rehabilitating more units to serve their populations.

With the Dane County Continuum of Care (CoC) encouraging non-profits and case management providers to shift to a Coordinated Entry model, one housing provider noted that while it is their mission to house homeless and vulnerable populations, the Coordinated Entry model is costing their organization more simply to implement the CoC's Housing First model. The direction that smaller housing providers are receiving from the CoC, along with the City's shift in focus to building more units by leveraging Low-Income Housing Tax Credits, is a major part of the reason that the County is seeing a decline in the number of non-profit developers filling and addressing the housing gap.

#### Comments and Input on How to Bolster Affordable Homeownership Opportunities

Many stakeholders have witnessed an exodus of middle class and affluent, predominantly white, households moving outside of Madison to purchase homes. This can be attributed to the lack of available land on which to build new housing for homeownership and that much of the available land (including infill) is being developed as either affordable or luxury high-density rental apartments. Further, common feedback received was that housing costs for a typical single-family home in Madison is too high (and inventory so rarely turns over) for someone earning even a moderate income to afford, so many first-time homebuyers must look to suburban communities such as Sun Prairie to purchase a home under \$300,000. In Madison, the stakeholders noted that a typical household would need at least \$70,000 to buy a home at the median purchase price. Realtors at the focus groups noted that the median sale price of a home decreases by approximately \$70,000 in areas outside of Dane County. The high sale prices of single-family homes and available land in Madison have further prevented low- and moderate-income homebuyers from accessing the market, as non-profit owner-occupied housing developers are looking elsewhere in Dane County for reasonably priced homes to acquire and rehabilitate to sell to income-qualified households.

Looking at long-term affordability, there was much discussion about Madison prioritizing funding for and subsidy of alternative homeownership activities and owner-occupied development styles, including land trusts, cooperative housing, and shared equity models. Participants noted that generally, condominiums are more affordable than the existing available inventory of single-family homes, but the supply is more limited. The City and County should consider encouraging more owner-occupied multifamily development as a way to expand homeownership opportunities at a variety of price points.

Other feedback included modifying local zoning codes to be more flexible in order to allow for the construction of accessory dwellings in areas with small existing homes on large lots. One stakeholder pointed to the recent move by the City of Minneapolis, which allows for up to three dwelling units on a single lot in all residential zones. Expanding on existing programs that local jurisdictions already offer, stakeholders familiar with homeownership

housing noted that the City and County's down payment assistance programs could go further in helping moderate-income homeowners buy a home by better working with sellers confused by the role of local jurisdictions, especially when there are multiple offers on the home.

#### **Equity and Expansion of Opportunity for Persons of Color**

When discussing economic opportunity and ways that Dane County can expand its labor force participation among persons of color, stakeholders familiar with economic development cited the City of Milwaukee's requirement that all contractors include persons of color for construction contracts where City funds are involved. A stakeholder familiar with both the Madison and Milwaukee labor markets noted that there are not many people of color who own businesses that can be subcontracted out for work within the City limits. The group encouraged the City to support persons of color (through technical assistance, etc.) to grow their existing businesses so that they can have the capacity to be competitive for construction contracts. The fact that such a low percentage of construction work is completed by Minority-owned businesses and that there is a shortage of construction jobs overall is an opportunity of which the City is not taking advantage.

One suggestion of ensuring that more persons of color get access to well-paying construction jobs is to initiate "community benefit agreements" that can ensure persons of color have more opportunities to learn various trades. In Milwaukee, for example, some housing rehabilitation initiatives utilize trainees and apprentices hired by various subcontractors for trades like painting, drywall, and plumbing to complete the work for a given project, and satisfactory completion of the project has led to full-time employment by the contractor.

Dane County currently funds one agency with CDBG revolving loan funds that supports job creation among low- and moderate-income individuals – Wisconsin Women's Business Initiative Corporation (WWBIC). One suggestion on improving the County's economic development efforts in a way that more equitably distributes resources was to create a threshold for types of jobs created and funded by WWBIC. Stakeholders want a way to ensure that these agencies are creating jobs for low- and moderate-income persons of color as well. Despite the heavy discussions at all focus groups on economic development and creative ways to innovate and expand programs, the consensus was that additional federal funds should not be shifted to fund these initiatives. Stakeholders noted that there is a "chicken and egg" problem where housing is needed to support existing and projected future households wishing to live in Madison, but there needs to be an adequate number of well-paying jobs available to accommodate the projected influx of households coming to the City. However, nearly all stakeholders, including the representative from an economic development organization, agreed that the shortage of available (and affordable) housing is still the most critical issue to address in the region.

Another troubling observation made by some participants actively involved in the homeownership community is that they have seen a decrease in the number of people of color purchasing homes in the area. They are unsure exactly of the cause of this trend, but asked staff about potential strategies to bolster participation and opportunities among this demographic.

#### **Tenant-Based Rental Assistance**

A new program that Dane County has recently implemented, and that the City of Madison is contemplating implementing, is a Tenant-Based Rental Assistance (TBRA) program- funded with a portion of its federal HOME Investment Partnerships Program funds. When this program was introduced to the focus groups, the response was generally positive, but several points and questions were raised on the program's implementation.

Some stakeholders compared the TBRA program to some difficulties they have seen with their clients' experiences with the Section 8 Housing Choice Voucher program, specifically, they have seen several households returning their vouchers due to the small number of landlords willing to accept them as rental assistance. They assert that a TBRA "voucher" program will encounter similar challenges in finding landlords open to renting to households with this assistance. One stakeholder suggested that it might be necessary to offer landlords some kind of incentive package in return for them accepting households receiving TBRA.

After providing some background on a TBRA program funded with HOME, and how the City of Madison is contemplating using the program to expand its existing Rapid Rehousing (RRH) program, many stakeholders, especially those involved with homelessness, were more receptive to the idea. Similar to the City's existing RRH program, residents would be limited to two years of rental assistance, but the benefit of the program would be a greater amount of state EHH funds being used to fund the supportive services that formerly homeless families need to be successful in RRH.

#### Results of Bean Poll Feedback

Nearly 100 residents from across the City participated in the bean poll. Staff attended a variety of events, which included attending: an elementary school's open house, a mayoral forum debate, a family fun night at a local community center, a pop-up event at the homeless day shelter near downtown, and a tax preparation event for low-income families. Through attending these various events, staff learned how residents believe the City and County should be prioritizing federal housing and community development funds. This innovative exercise allowed staff to interact with residents on a more informal level, and also allowed an opportunity to educate residents about the services and programs that the City and County already offer.

Most notably, the largest share of beans was placed in the jar for those who believed that supporting efforts to prevent and end homelessness should be prioritized. Close behind, the second largest share of respondents indicated that a share of federal funds should be used to support affordable rental housing programs. Twenty-three percent of residents believed that supporting affordable rental housing programs (including supporting development and ongoing operating support of rental housing) was important to them and is a need in the community. Staff heard from many participants that they have personally had difficulty finding affordable housing and that it is very difficult to find an affordable place to live in Dane County.

One interesting trend found through conducting these bean polls is that while prioritizing efforts to end and prevent homelessness were important to residents overall, participants at the Beacon homeless day shelter did not indicate that this was their top choice for how the Madison should prioritize its federal funds. Forty percent of respondents at the homeless day shelter indicated that the most important program they felt City could fund with its federal resources is supporting affordable rental housing programs. They also indicated that they felt supporting affordable rental housing is most important to the City at-large, with one-third of pinto beans placed in this jar.

Figure BP2: What services and programs matter most to you?

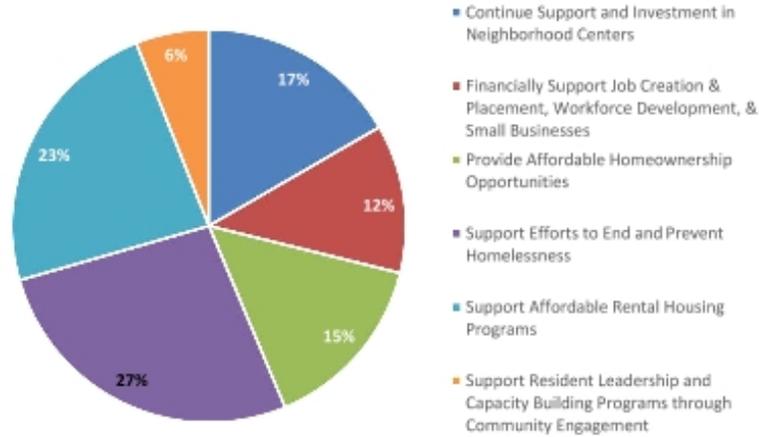
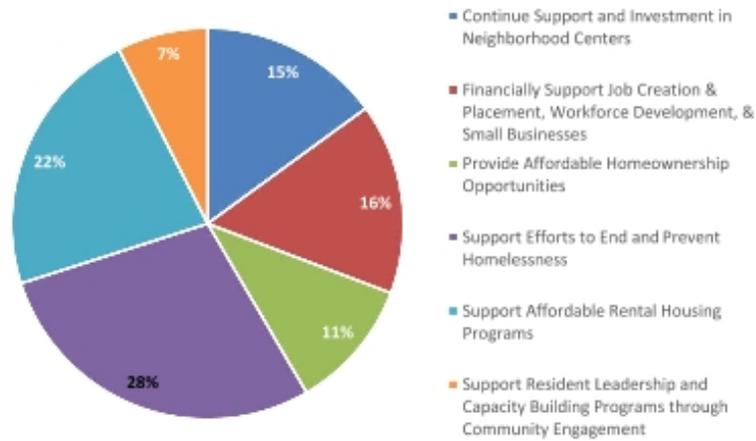


Figure BP3: What services and programs do you believe matter most to the community?



**Consultation Group Summary**

**Timeline of Consultation Groups**

February 12, 2019	Diverse Stakeholder Group
February 19, 2019	Diverse Stakeholder Group
March 1, 2019	Diverse Stakeholder Group
Summer 2019	City of Madison All Dept Groups

**Summary of Response/Attendance**

One hundred three people were invited to participate in, and fourteen people attended, the focus group sessions listed above (excluding the City of Madison internal department groups). Participants were presented a PowerPoint with some background and data on the regions housing and labor market, as well as data on homelessness, before being asked to discuss the information and the City/County’s future needs.

**Summary of Findings**

This section summarizes the comments and discussions at the Consolidated Plan consultation focus group meetings and collected through the housing and community development needs worksheets. Participants of the focus groups expressed specific concern for two common themes; housing needs and employment needs.

The top concerns for housing needs include development of both affordable rental housing and owner-occupied housing, and housing inventory in general. Housing costs in Dane County are a barrier to many low- and moderate-income households. The population of Dane County continues to increase rapidly while housing inventory has not expanded at the same growth rate.

There is a significant decrease in the growth of owner-occupied households living in Madison, but faster growth occurring in the suburban communities. This is largely attributable land prices and the availability of existing housing units at a reasonable cost. Anecdotally, there is a demand among homebuyers to live in Madison, in particular areas close to transit and walkable to amenities. This decrease is not only among white buyers, but also among households of color.

There was a frustration and concern expressed by many about the decrease in the number of non-profit affordable housing developers in Madison. This frustration is exacerbated by non-profit owner-occupied housing developers who have trended towards building units outside the City. This decline has a negative impact on long-term affordability.

Concerns about the region’s economic and labor market include discussion about the importance of job training and business growth.

After seeing the data and trends on employment disparities in the region, there was some discussion about how to improve the situation for persons of color. Some comments included how the City and County can lead non- profits to better target their job creation efforts. Other comments included frustration that in the current tight construction labor market, more companies have not conducted outreach to communities of color to fill employment opportunities.

Despite this, the consensus among focus group participants, even those representing economic development organizations, agreed that the primary focus of the City and County’s funding should be focused on improving the affordable housing supply, decreasing rents, and reducing barriers to building housing.

**Resident Survey**

# City of Madison and Dane County Are Seeking Your Input

The City of Madison and Dane County need your input on where to focus the housing and community development funds our local government will receive during the next five years (2020-2024). The City and County are starting a process called the Consolidated Plan, which will determine how the funds will be spent.

Funding is currently focused on four general areas: Affordable Housing, Economic/Business Development, Neighborhoods, and Access to Resources. Activities must generally benefit low- and moderate-income persons. Citizen participation is a vital step in determining community needs, and your input will assist us in determining where we should focus our efforts.

**Instructions:**

We ask that you review the survey questions carefully, and follow instructions, if any, that are stipulated in the questions. Surveys need to be completed and submitted by February 28, 2019.

Thank you for your help!

**Housing**

1. Have you or someone you know had difficulty finding housing that is affordable in the past five years?  
Yes  
  
No
2. If yes, please describe the reason or reasons that affordable housing was hard to find.
3. What is the most significant barrier to people finding and maintaining housing in Madison and Dane County?  
Housing costs (rent or mortgage payments)  
  
Home purchase price  
  
Home purchase fees  
  
Getting approved for credit/credit score  
  
Money for utilities and rent deposits  
  
Housing discrimination  
  
Finding vacant units  
  
Lack of steady household income  
  
Lack of supportive services to help households maintain housing  
  
Other
4. Please explain why the barrier you selected is the most significant.

5. What is the most significant barrier to finding housing in your area of choice in Madison and Dane County?  
Finding vacant units  
  
Housing costs too high in preferred location  
  
Housing discrimination  
  
Lack of diversity  
  
Lack of different housing types (e.g. single-family homes, townhouses, apartments)  
  
Lack of public transportation options to get to other areas of the City/County  
  
Other
  
6. What housing programs and activities for renters are most needed in your community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.  
Additional affordable rental housing  
  
Additional affordable rental housing for older adults (65+)  
  
Rehabilitation of existing rental housing  
  
Accessibility improvements for renters with physical disabilities  
  
Emergency rental assistance  
  
Medium term rental assistance (3-24 months)  
  
Long term rental assistance (over 24 months)  
  
Housing case management assistance  
  
Eviction prevention  
  
Assistance paying energy bills  
  
Security deposit assistance  
  
Other debt payment assistance  
  
Other
  
7. What housing programs and activities for homeowners/prospective homebuyers are most needed in your community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.  
Additional affordable owner-occupied housing  
  
Different homeownership opportunities (e.g. co-ops, cohousing, etc.)  
  
Opportunities for older adults to age in place  
  
Loans to incentivize conversion of renter-occupied homes to owner-occupied homes  
  
Down payment assistance for first time homebuyers

- Emergency home repair programs for low-income owners
- Major home repair programs for low-income homeowners
- Accessibility improvements for homeowners with physical disabilities
- Homebuyer education
- Home improvement/home maintenance/energy efficiency education
- Foreclosure prevention assistance
- Assistance paying energy bills
- Other debt payment assistance
- Other

**Homelessness**

8. What are the most urgent priorities for people experiencing homelessness in our community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.
  - Increase emergency shelter spaces
  - Increase services provided at emergency shelters (e.g. case management, help finding work)
  - Increase emergency rent assistance
  - Increase permanent housing
  - Homeless support services (transportation voucher, services, centers)
  - Medical and dental services
  - Behavioral health services (mental health, substance use)
  - Food services
  - Other
9. What are the most urgent priorities for people at risk of becoming homeless in our community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.
  - Increase funding for eviction prevention
  - Tenant-landlord mediation services
  - Provide greater assistance to help people find housing
  - Increase funding for legal services
  - Increase in supportive services for at-risk people currently in housing
  - Increase funding for tenant-based rental assistance
  - Prisoner re-entry services

Other

**Neighborhood and Community Services**

10. Which of the following social services are the most needed by low-income persons? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.

Medical and dental assistance

Food assistance

Housing assistance

Veteran services

Behavioral health services (mental health and substance use)

Youth services

Legal assistance

Services for families with children

Services for older adults

Services for people with disabilities

Services for victims of domestic or sexual abuse

Violence prevention services

Other

11. Which of the following community development activities are most needed in our community now? Please select your top choice from the list below.

Assisting non-profit agencies with facility acquisition or improvements

Improvements to public infrastructure (streets, curbs, sewer and storm water systems)

Neighborhood/"main street" redevelopment (parks, community centers, beautification)

Improve substandard or deteriorated properties (non-residential)

Other

12. Please rank the following to indicate your level of importance for funding the following community leadership and engagement activities:

Maintain support for services provided by existing neighborhood center

Rehabilitate existing neighborhood centers to expand services offered

Develop new neighborhood centers in areas with a high need for services

Maintain support for community gardens

Support partnerships between community gardens and neighborhood centers

- Provide funding to community leaders that engage neighbors (e.g. stipends)
- Provide additional spaces to community leaders and groups to engage neighbors
- Out-of-school programming for older youth
- Other

13. On a scale from 1 to 5, with 1 being not important at all and 5 being most important, please rank the importance of improving public transportation options for residents of Dane County

1      2      3      4      5

14. What programs and services matter most **to you** at neighborhood and community centers? Please select the five choices that are most important to you.

- Pre-K and Child Care
- Elementary Aged Programming
- Middle and High School Aged Programming
- Adult Employment and Training
- Computer Lab
- Older Adult/Senior Programming
- Food Pantry
- Community Events and Dinners
- Affordable Community/Meeting Space
- Information and Referral Services (connects individuals and families to needed services, for example housing, crisis, food, etc.)
- Extended Night and Weekend Hours (staff available and building open on evenings and on the weekends)
- Other, please explain:

15. What programs and services matter most **to the community** at neighborhood and community centers? Please select the five choices that you believe are most important to the community.

- Pre-K and Child Care
- Elementary Aged Programming
- Middle and High School Aged Programming
- Adult Employment and Training
- Computer Lab
- Older Adult/Senior Programming
- Food Pantry

Community Events and Dinners

Affordable Community/Meeting Space

Information and Referral Services (connects individuals and families to needed services, for example housing, crisis, food, etc.)

Extended Night and Weekend Hours (staff available and building open on evenings and on the weekends)

Other, please explain:

**Business and Economic Development**

16. What economic opportunities and activities are most needed in your community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.

More loans to entrepreneurs and micro-enterprises

More technical assistance for micro-enterprises and entrepreneurs (counseling and training for business owners)

More technical assistance for businesses owned by women and/or Persons of Color

Job creation through micro-enterprise assistance

Job creation through small business assistance

Creating jobs in low-income neighborhoods

Increased amount financial support to entrepreneurs and micro-enterprises led by women and persons of color

Increase employment training programs targeted for people at-risk of or currently experiencing homelessness

Creating jobs for disabled persons

More funding for job training and placement

Funding for transitional employment programs

17. Please rank the following to indicate your level of importance for funding the following business development activities:

Job skills training and placement hosted by the City/County

Increase funding support for job skills training hosted by private employers/unions

Develop business and industrial parks

Develop business incubators

Increase funding for façade and energy efficiency improvements in commercial spaces

18. What workforce development activities are most needed in your community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.

Increased apprenticeship/technical skills training for low-income individuals

Increased employment opportunities near where low- and moderate-income residents live (i.e. addressing the job/skills mismatch)

Job training and placement/employment opportunities for formerly incarcerated individuals

Payment for participation in job skills training programs (i.e. payment for lost wages due to training)

Transportation subsidies for low- and moderate-income workers to travel to/from employment

Funding businesses that support cohort-style internship/training opportunities for low-income persons

**Demographics**

19. Where do you live?

City of Madison

Dane County, but not in Madison

Other

20. What is your current living situation?

I rent

I live in student housing

I am temporarily with family or friends

I don't have a permanent place to live

I own my home

Other

21. How many people live in your household?

I live alone

2 people

3 people

4 people

5 people

6 people

7 people

More than 7 people

22. Which racial, ethnic, and/or cultural group do you consider yourself a member of? Check all that apply.

African American/Black

American Indian/Native American/Native Alaskan

Asian

- Hispanic/Latinx
  - Multi-racial
  - Native Hawaiian/Pacific Islander
  - White/Caucasian
  - Other
23. What is the total income for everyone in your household?
- Under \$25,000
  - \$25,001-\$35,000
  - \$35,001 - \$45,000
  - \$45,001 - \$60,000
  - \$60,001 - \$75,000
  - \$75,001-\$100,000
  - Over \$100,000
24. What is your age?
- Under 18
  - 18-29
  - 30-39
  - 40-49
  - 50-59
  - 60-65
  - Over 65
25. Is there anything else you would like us to know?

**Partner Survey**

# City of Madison and Dane County Are Seeking Your Input

The City of Madison and Dane County need your input on where to focus the housing and community development funds our local government will receive during the next five years (2020-2024). The City and County are starting a process called the Consolidated Plan, which will determine how the funds will be spent.

Funding is currently focused on four general areas: Affordable Housing, Economic/Business Development, Neighborhoods, and Access to Resources. Activities must generally benefit low- and moderate-income persons. Citizen participation is a vital step in determining community needs, and your input will assist us in determining where we should focus our efforts.

**Instructions:**

We ask that you review the survey questions carefully, and follow instructions, if any, that are stipulated in the questions. Surveys need to be completed and submitted by February 28, 2019.

Thank you for your help!

1. Type of agency (select all that apply)
  - Community organization/non-profit staff
  - Affordable housing developer, owner, manager
  - Local government staff or public official
  - City/County committee member
  - Local business owner
  - Neighborhood activist/neighborhood association board member
  - Other
  
2. What target population(s) does your agency primarily serve? Please select all that apply.
  - Elderly
  - Single persons
  - Family
  - Youth
  - Nonfamily households
  - Households of Color
  - People experiencing homelessness
  - Persons with disabilities

Veterans

Other

3. What geographic area does your agency serve?

City of Madison only

Dane County (outside of Madison) only

Madison and Dane County only

Madison/Dane County and beyond

**Housing**

4. What is the most significant barrier to people finding housing and maintaining housing in Madison and Dane County?

Housing costs (rent or mortgage payments)

Home purchase price

Home purchase fees

Getting approved for credit/credit score

Money for utilities and rent deposits

Housing discrimination

Finding vacant units

Lack of steady household income

Lack of supportive services to help households maintain housing

Other

5. Please explain why the barrier you selected is the most significant.

6. What housing programs and activities for renters are most needed in your community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.

Additional affordable rental housing

Additional affordable rental housing for older adults (65+)

Rehabilitation of existing rental housing

Accessibility improvements for renters with physical disabilities

Emergency rental assistance

Medium term rental assistance (3-24 months)

Long term rental assistance (over 24 months)

Housing case management assistance

Eviction prevention

Assistance paying energy bills

Security deposit assistance

Other debt payment assistance

Other

7. What housing programs and activities for homeowners/prospective homebuyers are most needed in your community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.

Additional affordable owner-occupied housing

Different homeownership opportunities (e.g. co-ops, cohousing, etc.)

Opportunities for older adults to age in place

Loans to incentivize conversion of renter-occupied homes to owner-occupied homes

Down payment assistance for first time homebuyers

Emergency home repair programs for low-income owners

Major home repair programs for low-income homeowners

Accessibility improvements for homeowners with physical disabilities

Homebuyer education

Home improvement/home maintenance/energy efficiency education

Foreclosure prevention assistance

Assistance paying energy bills

Other debt payment assistance

Other

**Housing Continued (if "Developer" was checked in Question 1)**

8. What do you see as the highest priority affordable housing need in Madison and Dane County?

More affordable rental housing

More affordable homeownership housing

More housing for older adults (55+)

Re-Entry housing

More housing with integrated supportive services

More housing for people with disabilities

9. What is the biggest challenge in developing affordable housing in Madison and Dane County?
  - Lack of funding/funding gap
  - Lack of available or affordable land
  - Lack of adequately zoned parcels
  - Lack of neighborhood and/or aldermanic support
  - Market conditions are less favorable to affordable housing development
10. Over the next five years, affordable housing units in Madison and Dane County may be lost through conversion to market-rate housing. Please indicate what you believe to be the primary reason for this loss.
  - Loss of federal subsidy
  - Expiring project-based rental assistance contracts
  - Expiration of tax credit compliance periods
  - Maturing mortgages
  - Rising rents in areas with naturally-occurring affordable housing
  - Low vacancy rate
  - Lack of strong partnerships with supportive service providers
  - Other, please explain:

**Homelessness**

11. What are the most urgent priorities for people experiencing homelessness in our community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.
  - Increase emergency shelter spaces
  - Increase services provided at emergency shelters (e.g. case management, help finding work)
  - Increase emergency rent assistance
  - Increase permanent housing
  - Homeless support services (transportation voucher, services, centers)
  - Medical and dental services
  - Behavioral health services (mental health, substance use)
  - Food services
  - Other
12. Please describe why you selected those specific services as the most needed.
13. What are the most urgent priorities for people at risk of becoming homeless in our community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.
  - Increase funding for eviction prevention

- Tenant-landlord mediation services
- Provide greater assistance to help people find housing
- Increase funding for legal services
- Increase in supportive services for at-risk people currently in housing
- Increase funding for tenant-based rental assistance
- Re-entry services for formerly incarcerated individuals
- Other

14. Please describe why you selected those specific services as the most needed.

**Neighborhood and Community Services**

15. Which of the following social services are the most needed by low-income persons? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.

- Medical and dental assistance
- Food assistance
- Housing assistance
- Veteran services
- Behavioral health services (mental health and substance use)
- Youth services
- Legal assistance
- Services for families with children
- Services for older adults
- Services for people with disabilities
- Services for victims of domestic or sexual abuse
- Violence prevention services
- Other

16. Please describe why you selected these specific services as the most needed.

17. Which of the following community development activities are most needed in our community now? Please select your top choice from the list below.

- Assisting non-profit agencies with facility acquisition or improvements
- Improvements to public infrastructure (streets, curbs, sewer and storm water systems)
- Neighborhood/"main street" redevelopment (parks, community centers, beautification)

Improve substandard or deteriorated properties (non-residential)

Other

18. Please describe why the service you selected is the most needed.

19. Please rank the following to indicate your level of importance for funding the following community leadership and engagement activities:

Maintain support for services provided by existing neighborhood center

Rehabilitate existing neighborhood centers to expand services offered

Develop new neighborhood centers in areas with a high need for services

Maintain support for community gardens

Support partnerships between community gardens and neighborhood centers

Provide funding to community leaders that engage neighbors (e.g. stipends)

Provide additional spaces to community leaders and groups to engage neighbors

Out-of-school programming for older youth

Other

20. On a scale from 1 to 5, with 1 being not important at all and 5 being most important, please rank the importance of improving public transportation options for residents of Dane County

1      2      3      4      5

**Business and Economic Development**

21. What economic opportunities and activities are most needed in your community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.

More loans to entrepreneurs and micro-enterprises

More technical assistance for micro-enterprises and entrepreneurs (counseling and training for business owners)

More technical assistance for businesses owned by women and/or Persons of Color

Job creation through micro-enterprise assistance

Job creation through small business assistance

Creating jobs in low-income neighborhoods

Increased amount financial support to entrepreneurs and micro-enterprises led by women and persons of color

Increase employment training programs targeted for people at-risk of or currently experiencing homelessness

Creating jobs for disabled persons

- More funding for job training and placement
- Funding for transitional employment programs
- 22. Please rank the following to indicate your level of importance for funding the following business development activities:
  - Job skills training and placement hosted by the City/County
  - Increase funding support for job skills training hosted by private employers/unions
  - Develop business and industrial parks
  - Develop business incubators
  - Increase funding for façade and energy efficiency improvements in commercial spaces
- 23. What workforce development activities are most needed in your community? Please select your 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choices from the list below.
  - Increased apprenticeship/technical skills training for low-income individuals
  - Increased employment opportunities near where low- and moderate-income residents live (i.e. addressing the job/skills mismatch)
  - Job training and placement/employment opportunities for formerly incarcerated individuals
  - Payment for participation in job skills training programs (i.e. payment for lost wages due to training)
  - Transportation subsidies for low- and moderate-income workers to travel to/from employment
  - Funding businesses that support cohort-style internship/training opportunities for low-income persons

POPULATIONS IN NEED

- 24. Which target population(s) in your community are most in need of housing assistance and/or services? Please select up to 3.
  - Older adults
  - Single persons
  - Families
  - Youth
  - Households of Color
  - Persons experiencing chronic homelessness
  - Persons with disabilities
  - Victims of domestic violence
  - Veterans
  - Formerly incarcerated persons

LGBTQ+ persons

Other

25. Which target population(s) in your community are most in need of economic assistance and/or job training services?  
Please select up to 3.

Older adults

Low- and moderate-income adults

Youth

Persons of Color

Persons experiencing chronic homelessness

Persons with disabilities

Victims of domestic violence

Veterans

Formerly incarcerated persons

LGBTQ+ persons

Other

26. Do you have any other comments or information you would like to share with us about housing assistance and services in your area? About your agency? Other?

**Grantee Unique Appendices**

**Dane County Urban County Consortium**  
(As of Jan. 1 2020)

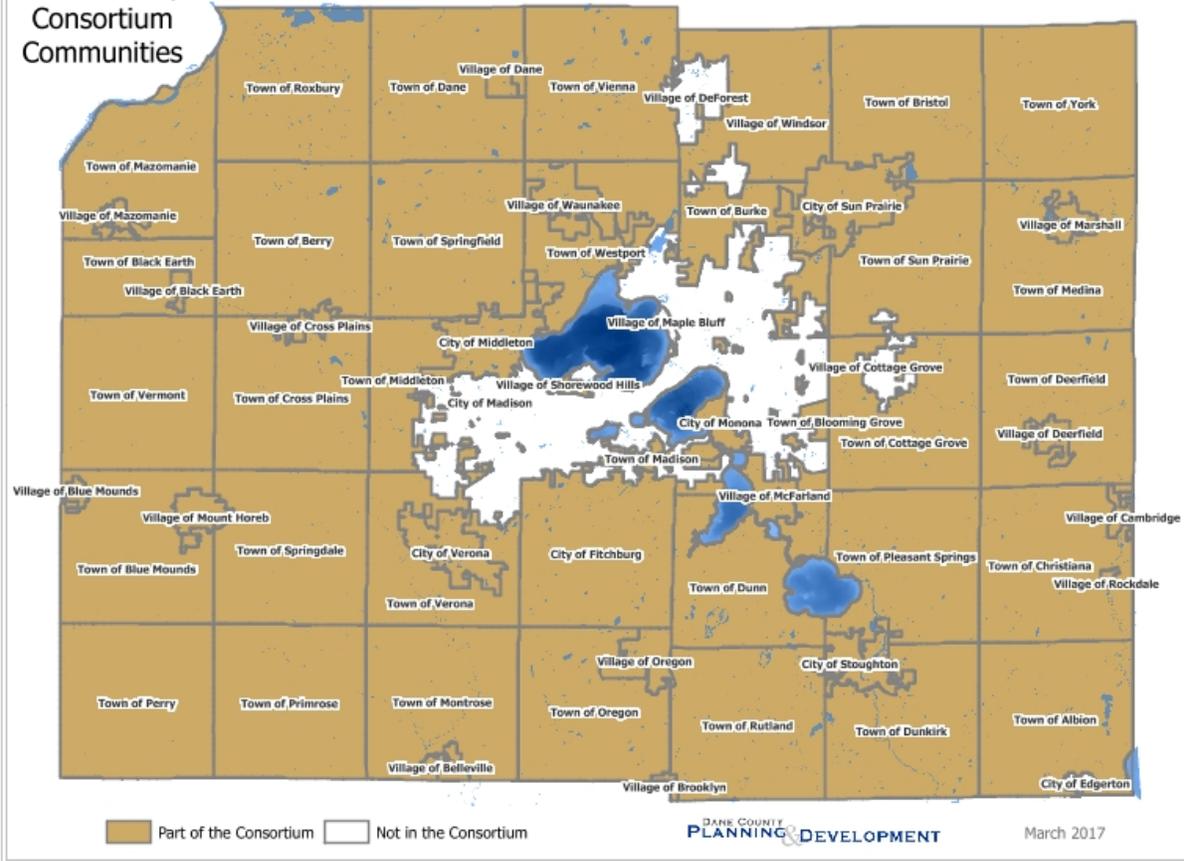
There are 57 participating municipalities in the Dane County Urban County Consortium. These municipalities include:

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
Village of Cottage Grove	Town of Rutland
Town of Cottage Grove	Village of Shorewood Hills
Town of Cross Plains	Town of Springdale
Village of Cross Plains	Town of Springfield
Town of Dane	City of Stoughton
Village of Dane	City of Sun Prairie
Town of Deerfield	Town of Sun Prairie
Village of Deerfield	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	Village of Windsor
Village of Mazomanie	Town of York
Village of McFarland	

Municipalities not participating in the Urban Consortium:

- City of Edgerton
- Village of Deforest
- Village of Maple Bluff

# Dane County Consortium Communities





## Citizen Participation Plan

(Adopted by the Steering Committee to the Dane County Housing and Development Partnership – February 23, 1999;  
amended by the Dane County CDBG Commission -May 22, 2008;  
amended by the Dane County CDBG Commission – June 28, 2012;  
amended by the Dane County CDBG Commission – February 27, 2014;  
amended by the Dane County CDBG Commission- May 5, 2020)

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#### Introduction

This Citizen Participation Plan contains Dane County's policies and procedures for public involvement in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME). These guidelines are in conformance with Section 103(a)(3) of the Housing and Community Development Act of 1974, as well as, 24 CFR 91.105, the federal regulations governing public participation in the Consolidated Planning process. The Plan provides for and encourages public participation in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the performance report.

The Plan provides for and encourages public participation, emphasizing involvement by low and moderate-income people. Dane County encourages the participation of all its residents, including minorities, limited English speaking persons, and persons with disabilities.

The primary purpose of the programs covered by the Citizen Participation Plan is to improve communities by providing: decent housing, a suitable living environment, and expanded economic opportunities – principally for low and moderate-income people.

**Objective 1: Provide timely advance public notices about availability of required documents and public hearings.**

**Strategy**

1. There shall be advance public notices once a federally required document is available, such as the proposed Annual Action Plan or five-year Strategic Plan, herein called the "Consolidated Plan," any proposed substantial amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). All meetings and public hearings relating to the funds or planning process covered by this Citizen Participation Plan will be held in conformance with the Wisconsin Open Meeting Law, Section 19.81 et. Seq. Stats.

**Implementation**

1. Public notice will be given in the following forms:
  - a. Posted with the County Clerk and published in the Wisconsin State Journal as an official notice to the newspaper and as display advertisements in the non-legal section of the paper.
  - b. Notice will be given to organizations and agencies providing services and/or publishing newspapers and newsletters to lower income people and to any other news media or organization having filed a written request with Dane County for such notice.
  - c. Notices will also be posted on the Dane County web site: [cdbg.countyofdane.com](http://cdbg.countyofdane.com)
2. The notice will state the time, date, place, and subject matter of the meeting. An agenda of items to be considered will also be included.

**Objective 2: Provide reasonable and timely access to information and records.**

**Strategy**

1. Dane County will provide the public with reasonable and timely access to information and records relating to the data or content of the draft and final Consolidated Plan, Annual Action Plan, and CAPER. The public will be given reasonable access to records about any uses of CDBG and HOME dollars. All requests for open records will be answered in conformance with Wisconsin Public Records Law, Section 19.31-19.39.

**Implementation**

1. Standard documents to be made available include:
  - a. The proposed and final Annual Action Plans.
  - b. The proposed and final Consolidated Plan.
  - c. Proposed and final substantial amendments to either an Annual Action Plan or the Consolidated Plan.
  - d. Consolidated Annual Performance Evaluation Reports (CAPER)
2. Copies of standard documents will be provided to the public at no cost and as soon as practical without delay.
3. Standard documents will be available on the Dane County web site: [cdbg.countyofdane.com](http://cdbg.countyofdane.com)

4. Materials will be in a form accessible to persons with disabilities when requested.
5. Materials will be available in a format to assist limited English speaking persons.
6. All other documents related to the Consolidated Plan process and the use of program funds will be available to the public at the Dane County Department of Human Services (DHS)-Housing Access and Affordability Division office.

**Objective 3: Hold public meetings and public hearings to obtain and respond to citizen views.**

**Strategies**

1. Public hearings will be used as an official forum for obtaining the public's views and will address housing and community development needs, development of proposed activities, review of program performance and other items required by 24 CFR 91.105. The hearings will be held as required by the regulations. Any pertinent documents will be available from the Dane County DHS Housing Access and Affordability Division office, as well as, on the Dane County web site [cdbg.countyofdane.com](http://cdbg.countyofdane.com) at the time of the first published notice.
2. Public information meetings may be held at various locations in Dane County during the development of the Consolidated Plan and Annual Action Plan. The purpose of the meetings will be to inform community residents – especially low and moderate-income residents – of the stages of the planning process and to solicit ideas, input, and feedback.

Meetings and hearings will be noticed and conducted in conformance with the Wisconsin Open Meeting Law, Section 19.81 et. Seq. Stats.

**Implementation**

1. Public hearings and public information meetings will be held at locations accessible to and times convenient for low and moderate-income residents.
2. Notice of public hearings and public information meetings will be given in accordance with implementation guidelines under Objective 1. For public hearings, the display advertisement in the non-legal section of the Wisconsin State Journal shall be published at least 14 days prior to the public hearing.
3. A reasonable attempt will be made to notify organizations representing low and moderate-income people and request that they provide their members and constituents with meeting notices and information.
4. Special arrangements to accommodate persons with disabilities and people who are limited English speaking will be made upon request. All public hearings will be held at locations accessible to people with disabilities.

**Objective 4: Provide opportunities for citizen participation in all stages of the process.**

**Strategies**

1. Incorporate citizen participation and input into the following stages of the process:

- a. Identification of housing and economic/community development needs.
- b. Preparation of the Consolidated Plan and use of funds for the upcoming year.
- c. In the review of program performance and the development of the Consolidated Annual Performance Evaluation Reports (CAPER).
- d. Formal approval by the County Executive and Dane County Board of Supervisors of the final Consolidated Plan and Annual Action Plan. .
- e. If it becomes necessary to change the use of the money already budgeted in an Annual Action Plan or change the priorities in the Consolidated Plan, a formal Substantial Amendment will be proposed, considered, and acted upon by the CDBG Commission and the County Board of Supervisors.

#### Implementation

1. Identifying Community Challenges, Needs, and Strategic Objectives
  - a. Community challenges, needs, and strategic objectives will be developed in consultation with citizens and organizations representing citizens (especially low and moderate-income people) through local meetings, opportunity for written comment, and posting on the County web site. Input will also be solicited from participating municipalities.
  - b. Public hearings focusing on needs will occur annually before the draft Annual Action Plan is published for comment, so that the needs identified can be considered by the County and addressed in the draft Annual Action Plan.
2. The Consolidated Plan and Annual Action Plan
  - a. Annually, Dane County will provide the public with an estimate of the amount of CDBG funds it expects to receive in the upcoming year, along with a description of the types of activities that can be funded with these resources based on the objectives outlined in the Consolidated Plan. A standard application will be used to solicit applications for these resources.
  - b. Dane County will work to minimize the extent to which low and moderate-income people will be displaced from their homes as a result of the use of these federal dollars. If displacement occurs when utilizing funds governed by this Plan, the County will comply with the federal regulations of the Uniform Relocation Act and Section 104 (d) regarding displacement and relocation.
  - c. All potential applicants for funding are encouraged to contact County staff for technical assistance before completing an application.
  - d. County staff will assist any organizations and individuals representative of low and moderate-income people who are interested in submitting a proposal to obtain funding for an eligible activity.
  - e. Dane County will notify the public when the proposed Consolidated Plan and Annual Action Plan are available and copies will be made available to the public as soon as practicable. In addition, copies will be available at the locations specified above in Objective 2.
  - f. Efforts will be made to provide complete copies of the proposed Consolidated Plan and Annual Action Plan to low and moderate-income persons.

- g. A public hearing on the proposed Annual Action Plan will be conducted and careful consideration will be given to all comments and views expressed by the public, whether given as oral testimony at the public hearing or submitted in writing during the review and comment period. The final Annual Action Plan will have a section that presents all comments and explains why any comments were not accepted.
- h. Copies of the final Annual Action Plan and a summary of it will be made available to the public.

3. Amendments to the Consolidated Plan and Annual Action Plan

- a. The Consolidated Plan and Annual Action Plan will be amended any time there is: a change in one of the priorities presented on the HUD-required Priority Table; a change in the use of money to an activity not mentioned in the final Annual Action Plan; or a substantial change in the purpose, location, scope, or beneficiaries of an activity. The public will be notified whenever there is an amendment.
- b. The following will be considered "substantial" amendments:
  - i. A change in the amount of program money from one activity to another such that the funding level of either activity would change by more than 10 percent.
  - ii. The elimination of an activity originally described in the Annual Action Plan.
  - iii. The addition of an activity not originally described in the Annual Action Plan.
  - iv. A change in the purpose of an activity, such as a change in the type of activity or its ultimate objective, for example, a change in a construction project from housing to commercial.
  - v. A meaningful change in the location of an activity.
  - vi. A 50 percent or greater change in the type of characteristics of people benefiting from an activity, including:
    - (1) The HUD-recognized income levels.
    - (2) Race or ethnicity
    - (3) Renter or homeowner
  - vii. A 20 percent decrease in the number of low or moderate-income people benefiting from an activity.
  - viii. A change in the scope of an activity such that there is a 20 percent increase or decrease in the amount of money allocated to an activity.
- c. There will be reasonable notice of a proposed substantial amendment so that residents will have an opportunity to review and comment on it. Notice will be made according to the procedures described earlier with the addition of the following procedures specifically for substantial amendments:
  - i. A detailed written description of the proposed substantial amendment will be made available to the public.
  - ii. The public has 30 days to review the proposed substantial amendment.
  - iii. In preparing a final substantial amendment, careful consideration will be given to all comments and views expressed by the public, whether given as oral testimony at the public hearing or submitted in writing during the review and comment period. The final substantial amendment will have a section that presents comments and explains why any comments were not accepted.

**Objective 5: Coordinate with groups and individuals serving low-income populations to obtain input on the Consolidated Planning process.**

**Strategy and Implementation**

Dane County will seek input on priorities, goals, and objectives from a variety of organizations, committees, and commissions, including, but not limited to: Joining Forces for Families (JFF), Dane County Housing Authority, area nonprofit agencies, and federal and state housing and community development agencies.

The County will make a special effort to include input from limited English speaking populations and from persons with disabilities.

**Objective 6: Ensure that the Dane County Community Development Block Grant (CDBG) Commission provides oversight for the CDBG program.**

**Implementation**

1. The CDBG Commission is a 13-member body appointed by the County Executive to two year terms. Membership of the Commission will consist of:
  - a. 2 Dane County Board Supervisors representing districts wholly outside the City of Madison;
  - b. 9 members representing Dane County Consortium participating communities; and
  - c. 2 at-large citizen members.
2. The responsibilities of the Commission are to:
  - a. Advise on and approve the Citizen Participation Plan;
  - b. Provide input on the Consolidated Plan, Annual Action Plan, and CAPER, and any proposed amendments;
  - c. Advise the County Executive and Dane County Board of Supervisors on the types of programs and projects to be funded consistent with the goals, objectives, and priorities set forth in the Consolidated Plan;
  - d. Oversee the process in which contracts for CDBG and HOME services are awarded on a competitive basis;
  - e. Evaluate performance of contractors performing funded activities;
  - f. Oversee cooperation agreements between Dane County and participating local jurisdictions;
  - g. Provide input and evaluation on the implementation of the CDBG and HOME programs; and
  - h. Evaluate housing and community development policy related to CDBG and HOME.

3. The Commission will meet on a regular basis. The time and place of meetings can be obtained by contacting the Dane County DHS Housing Access and Affordability Division office or at the Dane County legislative site at: <https://dane.legistar.com/Calendar.aspx>
4. Support of the Commission will be provided by staff of the Dane County DHS Housing Access and Affordability Division.

#### Objective 7: Establish complaint procedures.

##### Strategy and Implementation

Written complaints from the public related to the Consolidated Plan and its associated funding sources should be sent to the Dane County DHS Housing Access and Affordability Division office and will receive a substantive, written reply from the Office within 15 working days where practical.

#### Objective 8: Establish procedures for changing the Citizen Participation Plan

##### Strategy and Implementation

This Citizen Participation Plan can be changed only after the public has been notified of an intent to modify it, and only after the public has had 30 days to review and comment on proposed substantive changes to it.

If conditions exist such that the federal government recommends expediting the 30 day public comment period requirement, then the 30 day public comment period will be waived to coincide with the recommendations set forth at the federal level.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Continuum of Care
	<b>List the name of the organization or individual who originated the data set.</b> Sue Wallinger, City of Madison.
	<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.
	<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.
	<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.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2012.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.
	2
<b>Data Source Name</b> 2000 Census	
<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau.	
<b>Provide a brief summary of the data set.</b> Comprehensive nation-wide census data.	
<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><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>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>
<b>3</b>	<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>