

# Dane County Regional Housing Strategy: Taking the Next Step

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DANE COUNTY BOARD OF SUPERVISORS, FEBRUARY 18, 2021

OLIVIA PARRY, SR. PLANNER, DANE COUNTY PLANNING AND DEVELOPMENT

# OVERVIEW

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Background - housing policy and programs

Progress highlights 2015-2020

Ongoing Need

Regional Housing Strategy Overview

Timeline

# Policy and Program Background

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2005, 2015 – Dane County Comprehensive Plan *Chapter 2 Housing*

2012 – Res. 92, Housing is a Human Right

2013 Res. 20, Creating a City-County Homeless Issues Committee

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CDBG/HOME – gap financing, rehab, down payment assistance, weatherization

DCHS - Homeless and supportive services

2015 – Dane County Affordable Housing Fund

2015 – Dane County Housing Initiative (DCHI)

2020 – DCCHS – Housing Access and Affordability

# Progress Highlights 2015-2020

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## 2015 - 2020 Dane County Affordable Housing Development Fund

No. of LMI Units	Location	Years affordable	Total Funding
1,748	City of Fitchburg, Madison, Middleton, Verona; Village of Belleville, Cottage Grove, Mount Horeb, Sun Prairie, McFarland	30 years	\$23,743,000

# Progress Highlights 2015-2020

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DANE COUNTY  
Community Development  
Block Grant

**\$\$\$\$ EVICTION  
PREVENTION- CARES  
ACT, COVID Relief Bill,  
and...**



DANE COUNTY  
**PLANNING & DEVELOPMENT**

# Program Highlights 2015-2020

Dane County Municipalities Pursuing/Engaged in Workforce/Affordable Housing

2015	2020	
City of Madison	City of Madison	Village of McFarland
City of Middleton	City of Middleton	Village of Mount Horeb
City of Fitchburg	City of Fitchburg	Village of Oregon
	City of Sun Prairie	Village of Waunakee
	City of Verona	
	Village of Cottage Grove	

# Ongoing challenges

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Extremely Cost Burdened – Paying more than 50% income on housing

2019	Households	Households
Renters < 50%	Rent + utilities	15,400
Homeowners <50%	Mortgage + taxes + Insurance	6,065
(> 50% AMI) Renters and Owners		21,465

Dane County Housing Needs Assessment, Paulsen, Kurt. 2019. Table 3 a.

# Ongoing Challenges

Dane County + City of Madison Affordable Housing Fund

2019	# Of Units
\$11,825,000	578

No. of Years to Meet Housing Supply Gap for Renters < 50%

<b>15,400/578</b>	
26.6 years	2019-2041

WI DOA, population projections, 2019.



# Ongoing Challenges

## Dane County Household Growth 2020-2040

2020	2040	Total New HH	Additional LMI HH (20%)
221,371	268,335	39,964	7,993 = 400 yr/20 years

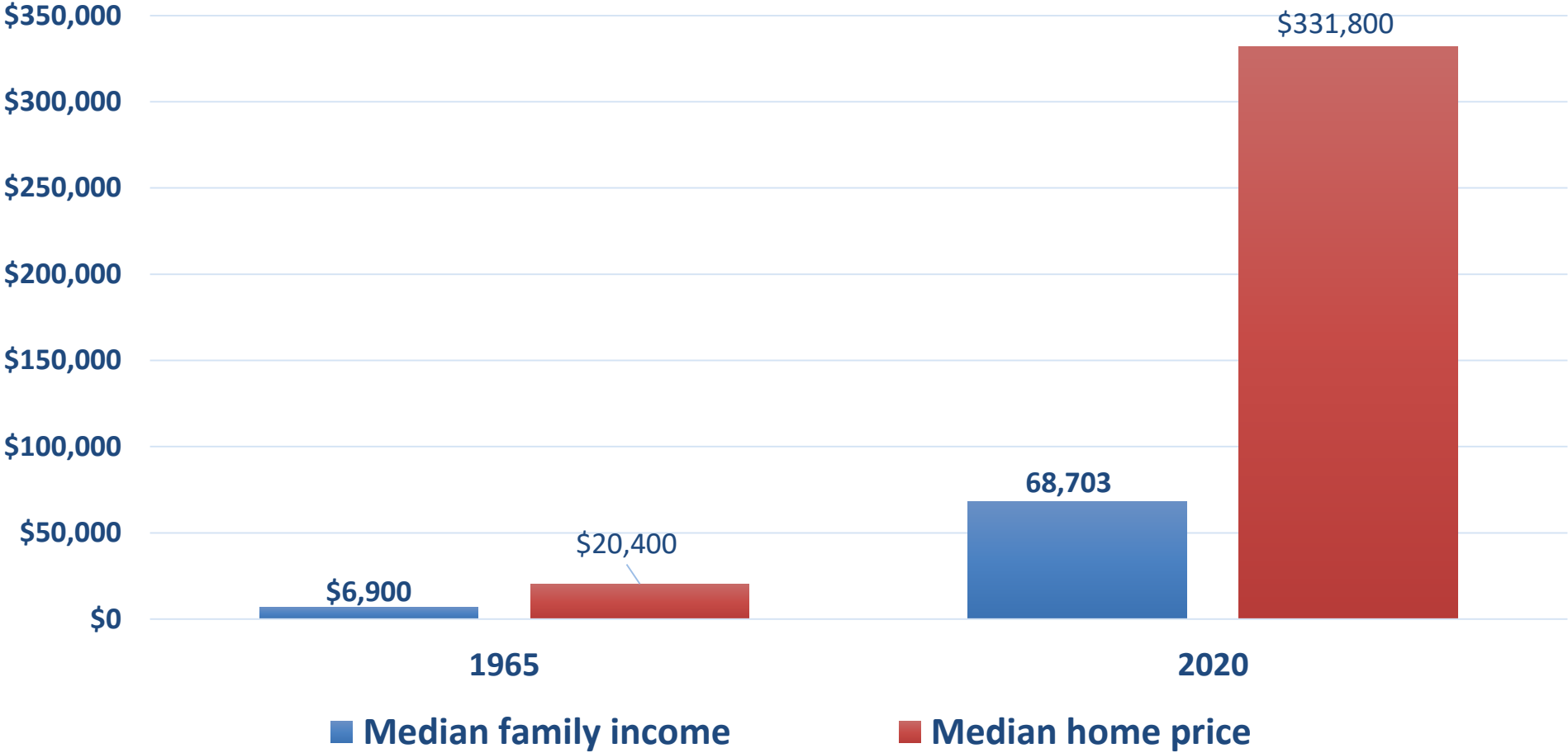
WI DOA, population projections, 2020-2040.

## Number of Homeless Children and Youth in Dane County School Districts

2017-2018	
1,865	

WI Department of Public Instruction, 2019.

# Income to Home Price Ratio



US Census, CPS, P-60, No. 49. US Census, construction, NRS, historical data; ACS 1-YR estimates, 2019.

# Regional Housing Strategy Overview

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1. Capture that momentum and interest, regional network of stakeholders
2. Engage stakeholders across municipalities, interest groups, sectors to gain more detailed, shared understanding of existing conditions and trends
3. Engender collaboration, and create new partnership opportunities that address the housing shortage and housing instability
4. Comprehensive assessment that will result in, and identify, key priorities that we can work on, and work towards together

# Regional Housing Strategy - Participants

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## Participants

Cities, Towns and Villages - each with unique and specific needs and opportunity

Residents, non-profit, elected officials, private sector, small business, large employers, local gov't staff, chambers, etc...



# Regional Housing Strategy - Study

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## Systems approach

Housing supply gap/needs assessment – more detailed and includes demographic analysis, age, race, HH size, etc..

Housing instability – evaluating and understanding it, and vis a vis proximity to services, amenities, jobs, transportation, other...

Larger issues of concern – climate change, racial disparities, others....and their intersection with housing



# Regional Housing Strategy - Study

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Focus on housing and supply for residents, workforce, elderly, disabled:

- Residents 60% AMI and below, upto 80%,
- Most vulnerable 30% AMI
- Missing middle 80%-120% AMI



# Regional Housing Strategy Study Components

1. Who we are – Demographics analysis, history, culture, race/ethnicity, age, etc...
2. Housing needs – Evaluate existing conditions, supply gap, housing stock inventory, unit type, age, size
3. Market analysis - Supply vs. demand, trends, family and unit size, housing type
4. Comprehensive inventory of county wide housing policies, codes, partnerships and programs
5. Best practices regarding land use policy, zoning, financing, including alternative housing types
6. Recommendations

# Regional Housing Strategy - Process

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- Facilitated and interactive process for learning, decision making and engendering new partnerships
- Broad based and inclusive Advisory Team from around the region - to ensure adequate regional representation
- Comprehensive and inclusive community engagement – to ensure regional, demographic, age, race, feedback and participation
- Project Team – to help support and facilitate the scope, serve as an ambassadors for the RHS, facilitation



# Possible Outcomes - 1

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- Interest and willingness to work together, across municipalities, agencies, organizations, and between the public-private sector on identified priorities, shared goals, which could include:
  1. Preservation target for naturally occurring affordable housing (NOAH) (60% of all affordable housing)
  2. Mutual goal to increase the overall percent of affordable/workforce housing in Dane County by 10%, for example

# Possible Outcomes - 2

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- New funding and investment priorities to help equalize opportunities and resources for housing for Dane County residents of color
- Greater understanding of the regional nature of housing, our shared assets, challenges and opportunities
- New housing opportunities for Towns identified such as Accessory Dwelling Units, or farm worker housing, as one part of the solution to the housing shortage

# Possible Outcomes - 3

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- Regional housing metrics/dashboard to track affordable housing development and preservation, and evaluate progress
- Comprehensive tool kit of regional strategies, case studies, resources, municipal level tools to address the housing crisis
- Knowledge of the impacts and connection between housing, the environment, and climate change

# Regional Housing Strategy - Timeline

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## **2021**

February-May – Stakeholder outreach; ID partners/sponsors; ID and convene project team; community, REI, engagement design

June-July – Refine scope, budget, develop RFP, Issue RFP

August – ID advisory committee; develop RHS website, communications strategy; meeting logistics planning

November - Regional Housing Strategy kick-off

**2022** – Eight meetings ending in June 2022

Thank you!

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Questions, comments, feedback...