Update from Dane County Housing Authority – August 20, 2026

AGENDA

- Formation and History
- Staffing and Operation
- Financial Overview
- Overview of DCHA Programs
    - Housing Choice Vouchers
    - Family Self Sufficiency
    - Real Estate Owned/Operated
    - Collaboration with Dane County

DCHA History

- Created by the Dane County Board in 1972
- Quasi-governmental agency
- Operationally we are much more similar to a small nonprofit organization than a larger unit of government
- All corporate functions such as finance, human resources, information technology, marketing, legal, etc. must be performed in house or contracted for from a third-party vendor.
- Heavy regulated as most funding comes from Federal Government

DCHA Current Staffing

- Executive Director
- Finance Director
- Administrative Assistant
- HCV Program Employees
  - Section 8 Coordinator
  - Eligibility/Housing Specialist
  - Two Housing Specialists
  - Housing Choice Voucher Generalist (Housing Specialist and Inspection)
  - Housing Inspector
  - Family Self Sufficiency Coordinator (Also supports Madison CDA HCV)
- Property Management of Real Estate Portfolio Done by Third Party

Summary of DCHA Funding – 2025

(Total revenue includes $2.65M in rental income from real estate including Rental Assistance from Rural Development)

Type of Funding	Amount Received	% of Total
HUD Funding – All Vouchers	$14,803,808	72.61%
HUD Funding – Project Based Section 8	$81,448	0.40%
HUD Funding – Public Housing - Capital	$306,377	1.5%
HUD Funding – Public Housing -Operating	$370,798	1.82%
HUD Funding – Family Self Sufficiency	$45,145	0.22%
Total HUD Funding	$15,607,576	76.55%
Total Revenue	$20,388,388	

Housing Choice Vouchers Utilized July 2026

(Does not include 29 port-in vouchers that we are also administering - $25,306) VASH vouchers increased to 10 on 8/1/2026

Type of Voucher	Number Used	Amount Paid
“Regular” HCV (includes EHV)	970	$1,012,901
Family Unification Vouchers	44	$49,489
VASH Vouchers	5	$2,910
Mainstream Vouchers	104	$105,184
Total	1,123	$1,170,484

“Regular” Housing Choice Vouchers

- DCHA has an allotment of 1,193 regular vouchers
- We have project based 163 of these vouchers in 21 separate developments in Dane County
- We have more vouchers than we able to lease, as we are constrained by the available funding. These vouchers are combined with VASH and FUP vouchers in one funding pool. We have moved our former EHV voucher holders into this pool as HUD has indicated the program will not be funded beyond 2026.

Family Unification Program (FUP) Vouchers

Basics on FUP Vouchers

- DCHA has an allotment of 50 FUP vouchers
- HCV, FUP and VASH are all funded together in the same pool of funds (increment)
- These households are referred to us by Dane County and can be for families that are living apart who could reunite with stable housing to or FUP Youth who are young people aging out of foster care.
- The FUP Youth participants are limited to 36 months of subsidy with their vouchers, but this can be increased to 60 months if they choose to participate in our Family Self Sufficiency Program

Veterans Affairs Supportive Housing (VASH) Vouchers

Basics on VASH

- DCHA has an allotment of 10 VASH vouchers, with five of these vouchers new for August 2026
- HCV, PBV, FUP and VASH are all funded together in the same pool of funds (increment)
- VASH vouchers are referred from the VA, and it is a requirement for the VA to be providing social services to these households in conjunction with the voucher.

Mainstream Vouchers

Basics of Mainstream Vouchers

- DCHA has an allotment of 153 Mainstream vouchers
- Mainstream Vouchers are in a separate funding pool and are limited to households with an adult family member aged18-61 with a disability.
- We are still leasing Mainstream vouchers from our waiting list.

Family Self-Sufficiency (FSS)

Basics on FSS

- DCHA is lead agency on an annual HUD grant to fund an FSS Coordinator that supports HCV clients who choose to participate in the FSS program.
- Clients set goals to achieve over 5 years to increase their earning power.
- Increases in their portion of the rent due to increased earnings are matched by deposits in a savings account that they receive upon graduation from the program.
- We also have a program committee made up of community agencies with programs to support their goals.

DCHA Real Estate Owned/Operated

- 86 Units Public Housing – Mazomanie, Monona, Stoughton and Sun Prairie
- 16 Unit Project Based Section 8 (seniors) – Cross Plains
- 54 Units LIHTC/RD with full Rental Subsidy (RA and PBV) – Deforest, Stoughton and Verona
- LIHTC – 20 Unit Senior property – Belleville
- LIHTC – 16 Unit Historic Rehab – Mazomanie (w/commercial space)
- Market Rate – 24 Units Sun Prairie, 16 Units Mount Horeb, 16 units Black Earth (Considering disposition of some units)
- 10-units Leased from Dane County – Packers Avenue, Income Restricted, No formal program.
- Group Home Leased to Sara’s Helping Hands – west side Madison

DCHA Public Housing

86 Units Total

- 30 Units Stoughton
- 28 Units Sun Prairie
- 20 Units Mazomanie
- 8 Units Monona

- Working to improve physical condition of this housing and address deferred maintenance County has provided grant funds to assist with this goal. We have spent/committed approximately $1.3 Million of the $2.5 Million grant from Dane County.
- DCHA recently fell back into Troubled Status with HUD based on 2024 calendar year review, largely due to poor scores on physical inspection in August 2024, which will stand until HUD reinspects.

Collaboration with Dane County

Lending Partnership

- DCHA is partnering with Dane County on several lending initiatives.
  - Affordable housing Development Fund (AHDF)
    - 34 loans as of 12/31/2025
  - Fair Chance Housing Fund (FCHF)
    - One loan funded
  - Land Banking with Habitat for Humanity Dane County and Madison Area Community Land Trust
    - Lending activity yet to begin