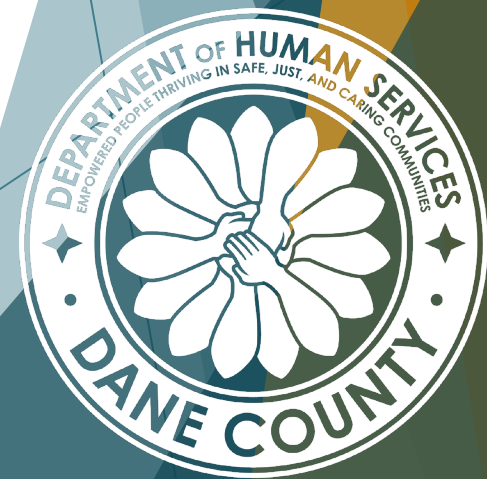


# Division of Housing Access and Affordability and Housing and Homeless System

Casey Becker, Division Administrator  
ADRC Board Meeting: 2.12.2024



# Presentation Outline

- ▶ Background on the HAA Division
- ▶ Overview of Homeless Services
- ▶ Overview of Homeless Service Access
- ▶ Eviction Prevention and Diversion
- ▶ Doubled-Up Homelessness Work
- ▶ Affordable Housing Development Fund and Fair Chance Housing Fund
- ▶ CDBG and HOME



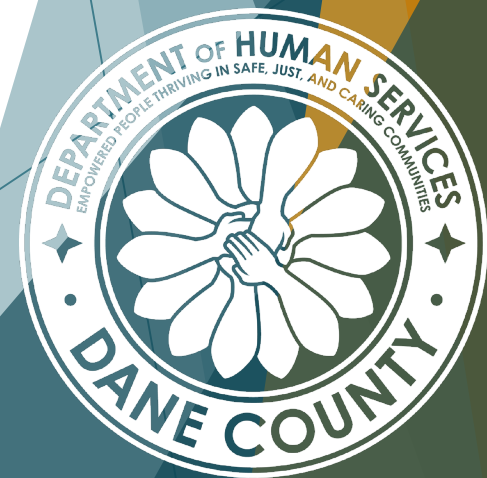
# Housing Access and Affordability Division

- ▶ 13 Full Time Staff located at the City County Building. Working remotely the majority of the time when not in community meetings.
- ▶ Created in 2020 through reorganization of some (not all) existing Dane County offices/areas related to furthering housing and economic stability.
- ▶ CDBG Unit and Housing Stability Unit



# Major Functions – CDBG Unit

- ▶ Manage annual allocation and grant process for over \$2 million in federal funds that support:
  - ▶ Public Services (case management, transportation, supportive services)
  - ▶ Public Facilities (community centers, food pantries, etc.)
  - ▶ Workforce and Economic Development (Revolving Loan Fund and Micro-Loans)
  - ▶ New Rental Construction
  - ▶ Rental Rehab
  - ▶ Homeownership
  - ▶ Home Repairs
  - ▶ Fair Housing Education and Outreach



# Major Functions – Housing Stability Unit

- ▶ Staff manage contracts and engage in partnerships to prevent and end homelessness and increase access to affordable housing.
- ▶ Over \$3.8 million in GPR for housing and homeless programs.
  - ▶ Over 81% supports crisis services such as emergency overnight shelter and Beacon Day Resource Center.
  - ▶ Also includes programs to help people who are unhoused move into permanent housing, housing navigation, and eviction prevention.
- ▶ Doubled-Up Homeless Policy and Program Development
- ▶ Affordable Housing Development Fund and Fair Chance Housing Fund



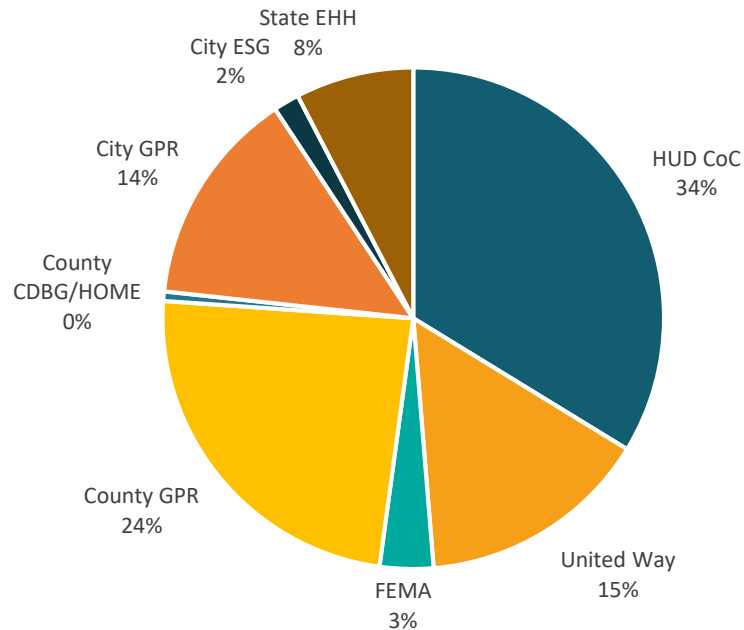
# Our Team

- ▶ Joanna Cervantes, HAA Human Services Manager
  - ▶ Supervises the CDBG Unit Staff:
    - ▶ **Cindy Grady** (Overall grant reporting and compliance, community plan development and execution)
    - ▶ **Pedro Ruiz Jr.** (Public Services and Major/Minor Home Repair)
    - ▶ **Michelle Bozeman** (Economic and Workforce Development Programs, Public Facilities)
    - ▶ **Caleb Odorfer** (Homebuyer assistance programs, new rental development, rental rehab)
- ▶ Casey Slaughter Becker, Division Administrator
  - ▶ Supervises the Housing Stability Unit Staff:
    - ▶ **Jenna Wuthrich** (Lead on Affordable Housing Development Fund)
    - ▶ **Ashley Ballweg** (Fair Chance Housing Fund and Affordable Housing Development Fund)
    - ▶ **Melissa Mennig** (Shelter and Outreach Programs)
    - ▶ **Kristina Dux** (Hotels to Housing and other Homeless Housing Programs)
    - ▶ **Johneisha Prescott** (Doubled Up Housing Policy and Program Development)
    - ▶ **Sarah Riley** (Program Coordinator assisting both units)
    - ▶ Vacancy for Housing Program Specialist to manage ERA-funded programs.

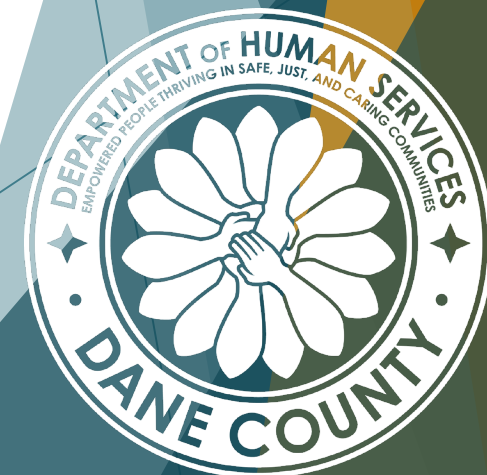
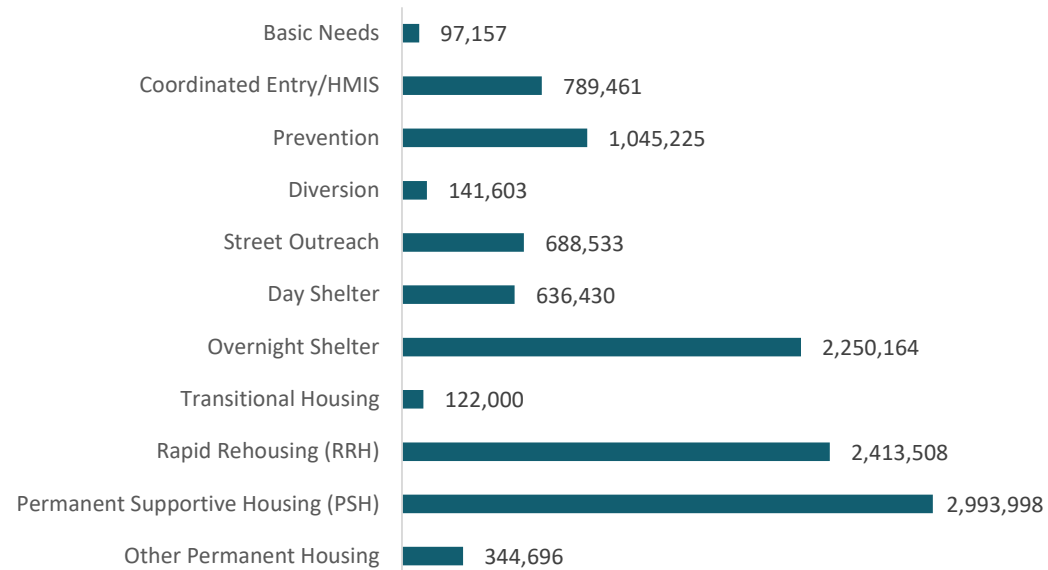


# APPROXIMATELY \$11.6 MILLION INVESTED IN HOMELESS SERVICES

2022 Homeless Services Funding  
(*without* federal COVID funds)



Amount of Investment by Project Type



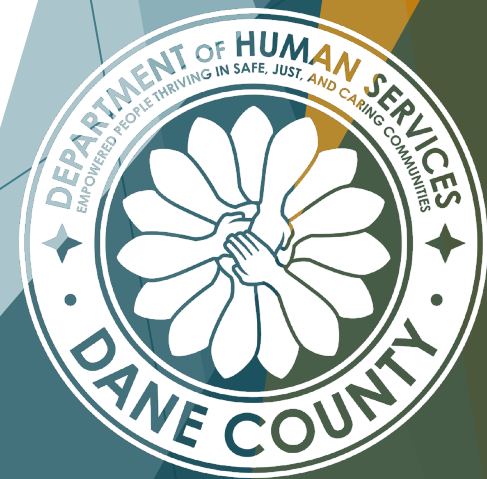
# The HAA Division Administrated More Than \$140 million in federal stimulus funds during the pandemic response.

- ▶ Possible Through Critical Partnerships.
- ▶ Largest Categories:
  - ▶ Hotel Shelter/Isolation and Quarantine: \$26.2 million
    - ▶ 420 unique households served since March 2020. 50% moved from shelter into housing.
  - ▶ Emergency Rental Assistance: \$71.1 million
    - ▶ Roughly 19,774 households served across all programs since 2020.
  - ▶ Hotels to Housing Program: \$13 million
    - ▶ More than 250 households have found housing to date.
  - ▶ Small Business Support: \$29.8 million
  - ▶ Permanent Housing Solutions: \$2.7 million
    - ▶ Tiny Houses and Commercial Conversion into Housing





# Overview of Homeless Services

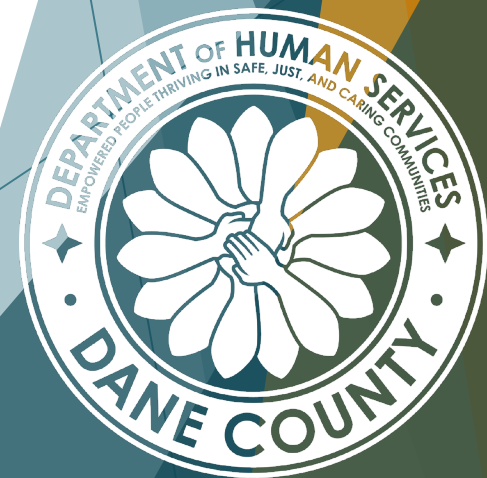


# Homeless Definitions

## ► HUD Homeless Definitions

<https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-esg-homeless-eligibility/four-categories/>

- **Category 1 Literally Homeless** : Lacks a fixed, regular and adequate nighttime residence. Individuals and households who meet this definition usually are staying unsheltered (on the street) or at emergency shelter or transitional housing.
- **Category 2 Imminent Risk of Homelessness**: Imminently losing their primary nighttime residence within 14 days with no other identifiable subsequent residence and lacks other resources or support networks.
- **Category 3 Homeless Under Other Federal Statutes**: Unaccompanied youth under 25 years of age or families with Category 3 children and youth, who do not otherwise qualify as homeless under this definition (i.e. McKinney-Vento used by Public Education system including those that are often referred to as Doubled Up households).
- **Category 4 Fleeing/Attempting to Flee Domestic Violence**: Fleeing or attempting to flee domestic violence or other life-threatening conditions, has no other residence, and lacks other resources or support networks.



# Homeless Definitions cont.

## ► HUD At Risk of Homelessness Definition

<https://www.hudexchange.info/resource/1975/criteria-for-definition-of-at-risk-of-homelessness/>

- An individual or family who has an annual income of below 30% of median family income for the area, does not have sufficient resources or support networks, and meets one of the following conditions:
  - ✓ Moved 2 or more times in last 60 days due to economic reasons, living in the home of another, notified they must vacate with 21 days, self paying in a hotel, living in apartment where there is over occupancy, exiting a publically funded institution or system of care facility (health-care, mental health, foster care, corrections), or has been identified with characteristics of someone experiencing housing instability and increased risk of homelessness.
- Does not meet definition of ‘homeless’ under this section, but qualifies as ‘homeless’ under others such as Runaway and Homeless Youth Act, Violence Against Women Act of 1994, etc.
- Does not meet definition of ‘homeless’ under this section, but qualifies as ‘homeless’ under the McKinney-Vento Homeless Assistance Act.



# All Households in Shelter and Transitional Housing

 2,171

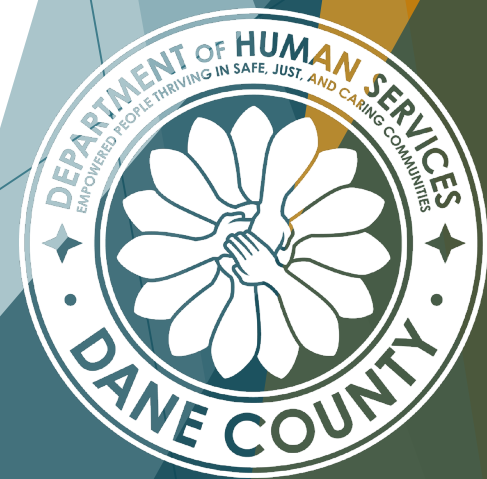
Households (HH)

 2,269

Heads of Household (HoH) and Adults

 2,864

People

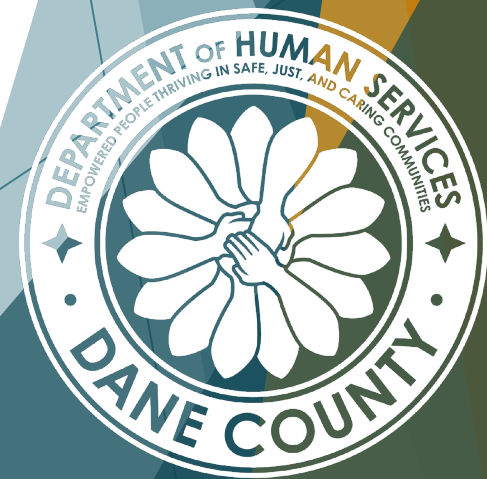
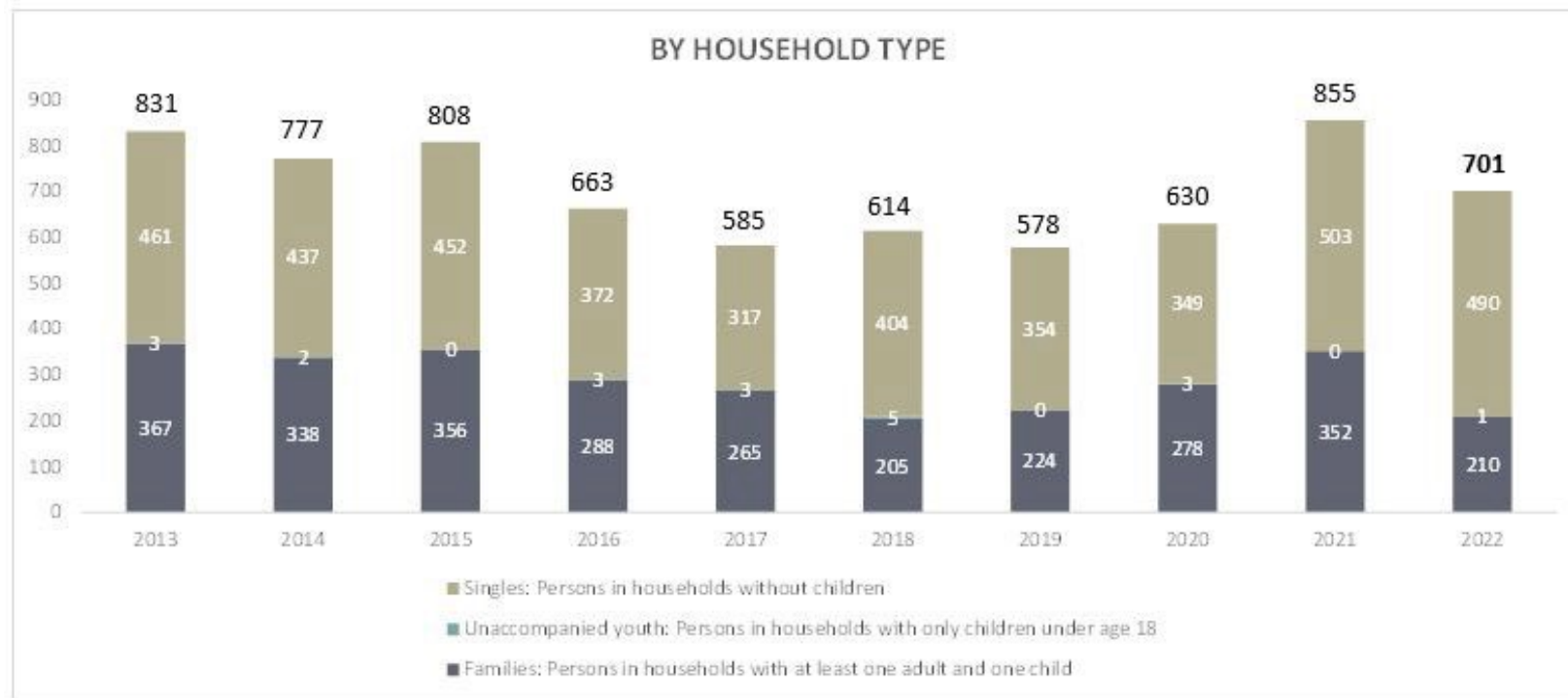


# What is Point in Time?

- ▶ **A snapshot** of people experiencing homelessness on a given night
- ▶ Count of people in **HUD homeless category 1**
  - Sheltered count: emergency shelters and transitional housing
  - Unsheltered count: streets, cars, tents, etc.
- ▶ Coordinated by HSC Point-in-Time Committee
- ▶ 4th Wednesday in January



# January PIT: 2013-2022



# Homeless Services Access



# How to Access Services

## Homeless Services Consortium Website

- ▶ <https://www.danecountyhomeless.org/>

## Homeless Services and Homeless Prevention Navigation Map

- ▶ [https://www.danecountyhomeless.org/files/ugd/73dee7\\_d52c3b341ec042bab6f97112046293cc.pdf](https://www.danecountyhomeless.org/files/ugd/73dee7_d52c3b341ec042bab6f97112046293cc.pdf)

## Other Housing Options

- ▶ <https://www.danecountyhomeless.org/housingresourcevacancylists>
- ▶ <https://catholiccharitiesofmadison.org/housing-navigation-services/vacancy-list/>





# Housing Navigation Services

The Beacon 315 E Washington Ave, Office #201 ([Map-Directions](#))

Hours: Monday, Tuesday, and Wed 8:00am-4:00pm

- ▶ *(8:00am-2:00pm First Come, First Served; 2:00-4:00pm By Appointment Only)*

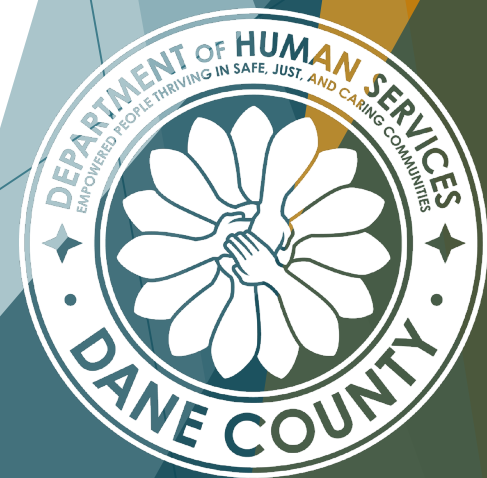
Housing Navigation Specialists are available via email and phone on Thursday and Friday.

- ▶ *(608) 299-4128, Ext. 1 or email [HousingNavigation@urbantriage.org](mailto:HousingNavigation@urbantriage.org)*

<https://urbantriage.org/housing-navigation-services>

Housing Navigation focuses on the following services:

- ✓ Identify barriers to housing and help develop a progress plan to overcome those barriers.
- ✓ Assist with the application process when looking for housing in the private market.
- ✓ Guide individuals and families with subsidized housing applications and opportunities.
- ✓ Help make connections to transitional housing programs, if needed.
- ✓ Quick Move-In Funds, if applicable

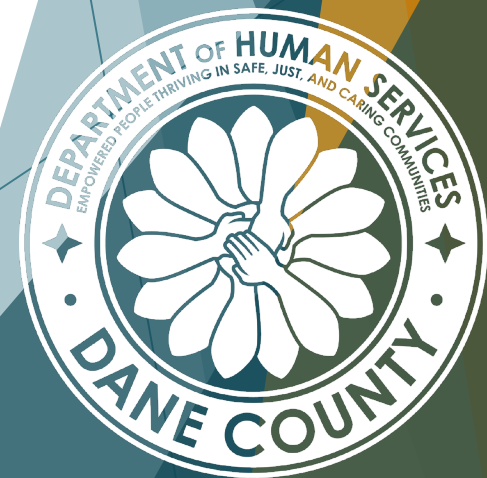


# Homeless Services Cont.

## ► Street Outreach

<https://www.danecountyhomeless.org/hsc-community-resources>

- Intended for situations where a person notices someone is sleeping in a place not meant for human habitation and wants to ensure they are connected to services. Please note that outreach is NOT intended to help in emergency situations. You may not get a call back when you make the referral. Please trust that the outreach provider got the message and is acting on it.
- Services include:
  - ✓ Making contacts and developing relationships with people who are unhoused, residing in places not suitable for human habitation such as streets, cars, tents, and abandoned buildings.
  - ✓ Connection to basic needs, emergency shelters, and other community resources
  - ✓ Connection to services such as medical, mental health, and AODA treatment, employment, and long-term supportive services
  - ✓ Connection to housing
  - ✓ May serve as Coordinated Entry mobile hubs



# Homeless Services Cont.

## ► Shelter

- Adults with Minor Children

<https://www.danecountyhomeless.org/families>

*The Salvation Army of Dane County Family Shelter (608) 250-2298*

- ✓ Call intake line and leave name, family size, and contact information. Those who call are contacted by a Diversion Specialist within 24 hours to help families assess alternative options to shelter.
- ✓ If no alternatives are identified, the family is added to the waitlist. Families are asked to call in once a week to remain active and will receive a call once a week from staff to confirm they are still on the waitlist.
- ✓ When a shelter room becomes available, the family is notified, and an intake time is scheduled. Families will be provided with shelter guidelines, supplies and assigned a housing case manager.
- ✓ Family shelter operates 24 hours a day, 7 days a week, with no time limit on length of stay.



# Homeless Services Cont.

## ► Shelter cont.

- Adult Women

<https://www.danecountyhomeless.org/singlewomen>

*The Salvation Army of Dane County Family Shelter (608) 250-2226*

- ✓ Women in need of emergency shelter may arrive at The Salvation Army of Dane County located at 630 East Washington Avenue at 5 p.m. Intake is from 5 p.m. to 8:30 p.m. and includes a COVID-19 screening with nurse volunteers. The shelter is open nightly from 5 p.m. to 7:30 a.m.
- ✓ Guests with employment or previously scheduled appointments who cannot arrive during intake hours must reserve a bed for late entry by calling the Women's Shelter line at (608) 250-2226 before 5 p.m. on each day of late entry.
- ✓ After hours calls to The Salvation Army (5 p.m.-7:30 a.m.) can be made to (608) 513-2392.



# Homeless Services Cont.

## ▶ Shelter cont.

- Adult Men

<https://www.danecountyhomeless.org/singlemen>

*Porchlight Men's Shelter (608) 416-1446 – Currently located at 2002 Zeier Road in Madison*

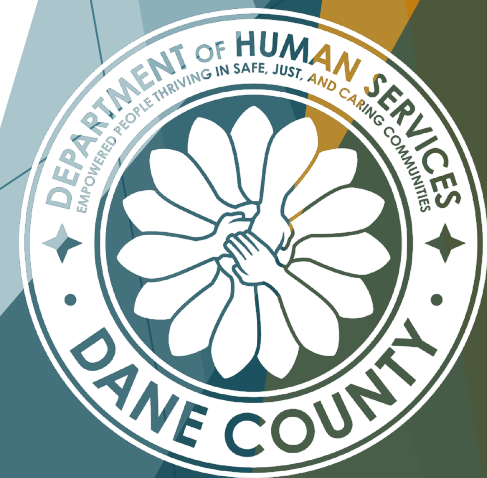
### ✓ Transportation:

- Buses transport guests from The Beacon (615 E. Washington Avenue) to the shelter every evening, then back to The Beacon every morning. The shelter is also near several bus lines, including the #6 from downtown. Parking is available on-site for shelter staff and guests. Car camping is not permitted.

### ✓ Shelter Hours:

- Intake is from 5 p.m. to 8:30 p.m. every day of the week, including weekends. The shelter closes at 8 a.m. every day of the week, including weekends.

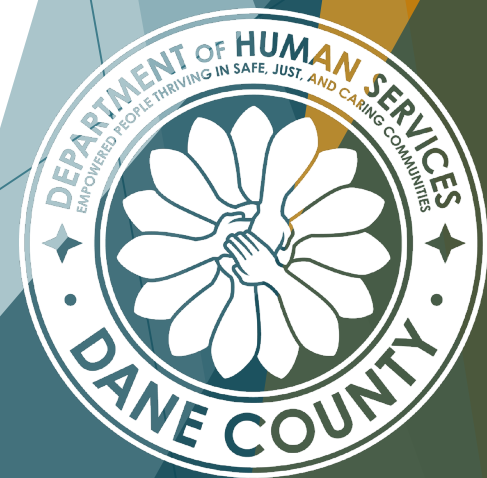
- ✓ Guests who have used their 90 days of shelter stays can still access shelter during this time. However, any guest that is under a shelter suspension may not access shelter until their suspension has ended. All other Porchlight shelter rules will be enforced.



# Coordinated Entry

<https://www.danecountyhomeless.org/coordinated-entry>

- ▶ Coordinated Entry is a process developed to ensure that all people experiencing a housing crisis have fair and equal access to housing services and assistance. Through Coordinated Entry, households in need of assistance are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.
- ▶ Coordinated Entry is one way that some housing programs enroll individuals and households identified as those in our community with the greatest housing and service needs. This includes individuals and households that have been sleeping in emergency shelter, outside, or in a vehicle, and have experienced long-term homelessness.
- ▶ The tool utilized in Dane County to identify and prioritize those individuals is called the VI-SPDAT or the Vulnerability Index Service Prioritization Decision Assistance Tool.



# Housing & Coordinated Entry

- ▶ How long is the Housing Priority List?

The list is fluid with people being added and removed everyday – it is not a time bound waiting list. Households are prioritized relative to everyone on the list based on factors like their chronic homeless status, length of time homeless and VI-SPDAT assessment. There are two separate lists – one for single adults and one for families with minor children.

- ▶ How are individual referred to programs?

The list is generated through our community's homeless services database. Households are prioritized based on their VI-SPDAT assessment and length of time homeless. When a housing program has an opening, they receive the referrals from Coordinated Entry.

- ▶ Am I still on the list?

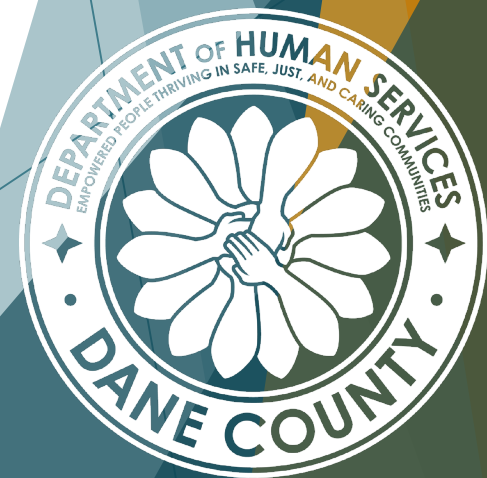
If you have not secured housing and are experiencing homelessness, you are eligible to remain on the list. Names are removed from the list if the household has not used emergency shelter or outreach services within the last 6 months OR the household is unable to be reached after multiple attempts have been made to contact them (i.e. number disconnected, no email).



# Housing & Coordinated Entry Cont.

## ▶ Rapid Rehousing (RRH)

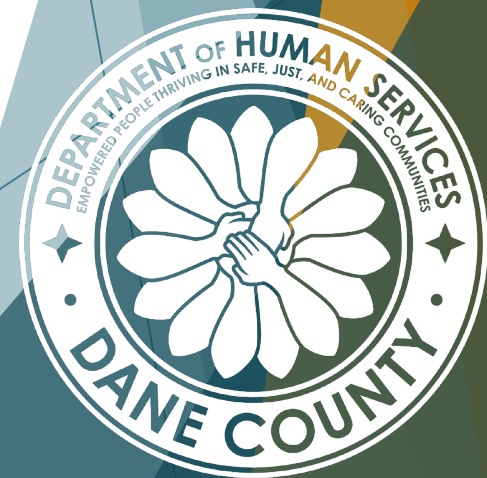
- Fill openings from the top of the non-chronic portion of the priority list
- Designed to help individuals and families exit homelessness as quickly as possible, return to permanent housing, and achieve stability in that housing.
  - ✓ Offered without preconditions (such as employment, income, absence of criminal record, or sobriety) and the resources and services provided are typically tailored to the unique needs of the household.
  - ✓ Core components are housing identification and relocation, short and/or medium-term rental assistance and move-in (financial) assistance, and case management and housing stabilization services.
  - ✓ Program staff are expected to remain engaged with the households from first contact to program exit, using a progressive engagement approach and tailoring services to the needs of the household in order to assist the household to maintain permanent housing



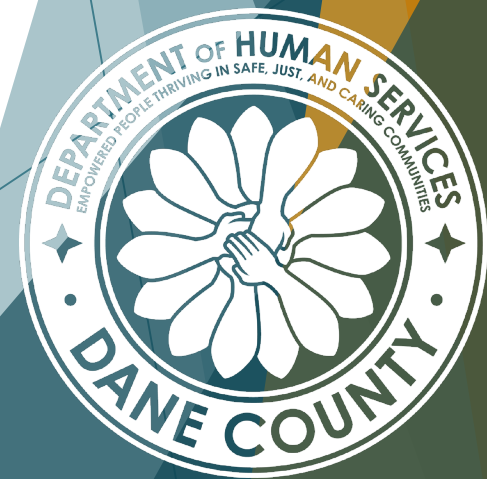


# Housing & Coordinated Entry cont.

- ▶ Permanent Supportive Housing
  - Provides assistance to individuals and families (one adult or child) with a documented disability.
  - Serve those who are chronically homeless (verified with documentation).
    - ✓ Affordable – Housing is subsidized to ensure fiscal sustainability of household
    - ✓ Safe – Housing meets standards of habitability
    - ✓ Low-barrier – No required preconditions to access housing
    - ✓ Supportive – Household has indefinite access to client-driven supportive services that follow household through housing transitions
    - ✓ Community-focused – Housing is integrated, to its greatest extent, into the surrounding community and services support household in connecting to and interacting with community



# Eviction Prevention and Diversion



# Eviction Prevention & Coordinated Entry

## ▶ Eviction Prevention

<https://www.danecountyhomeless.org/homelesspreventionservices>

*Tenant Resource Center 608-257-0006 ext. 7*

- ✓ Eviction Prevention Coordinated Entry (CE) is the first phone number people should call if they are being evicted from their home in Dane County.
- ✓ Through this intake system, Eviction Prevention CE staff will determine eligibility for assistance from several participating organizations.
- ✓ If a person qualifies for eviction prevention services, this intake system allows them to access assistance from several organizations with only one phone call.
- ✓ Eviction Prevention CE services may include financial assistance, information about tenants' rights, mediation, referrals to a lawyer through Legal Action of Wisconsin, and short-term housing case management.



# Emergency Rental Assistance Programs

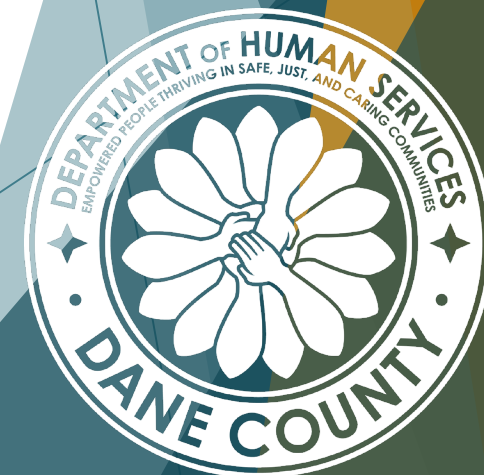
- ▶ On December 21, 2020, Congress enacted the Consolidated Appropriations Act, 2021 (H.R. 133, Public Law 116-260, a/k/a "COVID Relief Act"), which included Emergency Rental Assistance Program funding ("ERA1") to be distributed by the U.S.
  - ▶ Dane County has exhausted it's ERA 1 allocation.
- ▶ On March 10, 2021, Congress enacted the American Rescue Plan Act of 2021 (H.R. 1319, Public Law 117-2), which provided additional funding to respond to multiple areas of need created by the COVID-19 pandemic. This Act included additional Emergency Rental Assistance Program funding ("ERA2")
  - ▶ Direct ERA2- 50% must be expended by September 30, 2022 to receive re-allocation.
  - ▶ Reallocated ERA2- will be based on expenditure ratios (Final expenditures September 2025).



# Dane CORE 2.0

## Emergency Rental Assistance Program

- ▶ As of 7/31/2023
- ▶ Households Served: 10,734
- ▶ Amount Disbursed: \$73,997,397.25
  
- ▶ Detail:
- ▶ Rental Assistance: \$68,619,735.80
- ▶ Utility Assistance: \$5,377,661.45



# Portal Closure

- ▶ Neighborly application portal closed on 5/31/23
  - ▶ Applications will continue to be processed
    - ▶ First submitted, first reviewed
  - ▶ Anticipated to be enough funding remaining for all approved applications
- ▶ Additional Housing Resources have been posted under Housing Stability Services at [www.danecore.org](http://www.danecore.org)



# Eviction Diversion & Defense

- ▶ TRC's Eviction Diversion and Defense Partnership provides: housing support, housing counseling, court navigation, mediation services, and rental assistance.
- ▶ Can also refer eligible tenants whose housing stability is at risk to partner attorneys who provide free legal representation.
- ▶ City and County have currently invested a combined \$17 million in program.



# Eviction Diversion & Defense

- ▶ Refer households with a court ordered eviction to Tenant Resource Center.
  - ▶ Call 608.257.0006 x7
- ▶ Tenant Resource Center will refer households to community partners for legal representation:
  - ❖ Legal Action of Wisconsin
  - ❖ UW Eviction Defense Clinic
  - ❖ Community Justice Inc
  - ❖ People's Law Center – Centro de Derecho de la Gente\*
    - ❖ \*Specializing in services for undocumented communities
- ▶ Tenant Resource Center can process rental assistance payments for households in the court system in consultation with the legal team.
- ▶ It is anticipated that funding for this program will continue through 2025

Watch [tenantresourcecenter.org](https://tenantresourcecenter.org) for more information

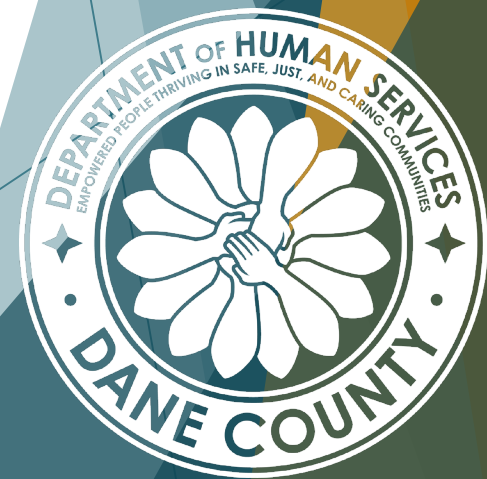




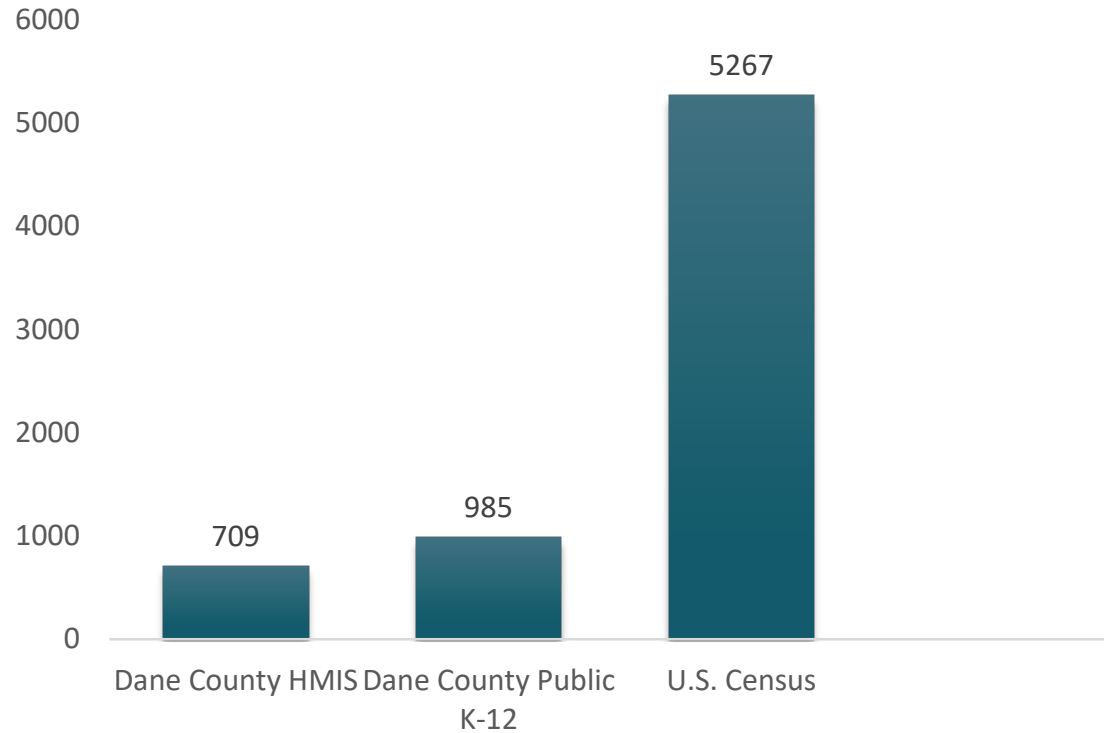
# Doubled Up Homelessness

Temporary sharing of a housing unit owned or leased by another person due to loss of housing and inability to secure housing independently.

Also applies to individuals self-paying in hotels/motels.



# Doubling Up by Select Sources



Working on streamlining data collection methods to gain better insight into who is experiencing doubled up homelessness, what are risk factors, and what are the household needs.



# Doubled Up Projects

## ▶ Housing

- ❖ Doubled Up Housing Pilot
  - ❖ Households assisted based on high needs prioritization
    - ❖ Assessment created by **local** providers

## ▶ Data

- ❖ Working to build out local data reporting system for local providers
  - ❖ Inform system of at-risk households
  - ❖ Enable improved interventions

## ▶ System Navigation

- ❖ Affordable housing [lists](#)
- ❖ Navigation Map of Eligible Resources
- ❖ [Coming soon](#)...listing of all providers who have focused services for doubled up households



# Doubled Up Housing Pilot

- ▶ Full county coverage
- ▶ Two vendors and multiple referring partners
- ▶ Goal of serving 60 households with a focus on households with minor children
- ▶ 12 months of assistance through progressive engagement
  - ❖ Application fee, security deposit, and rent
  - ❖ Limited arrears
- ▶ Prioritizes households at or below 50% CMI
- ▶ Expected operationalization date: October 1, 2023
- ▶ Assessment created to prioritize households with a high risk of abuse, poor health outcomes, school interference, sub-standard living conditions, and literal homelessness.





# Affordable Housing Development



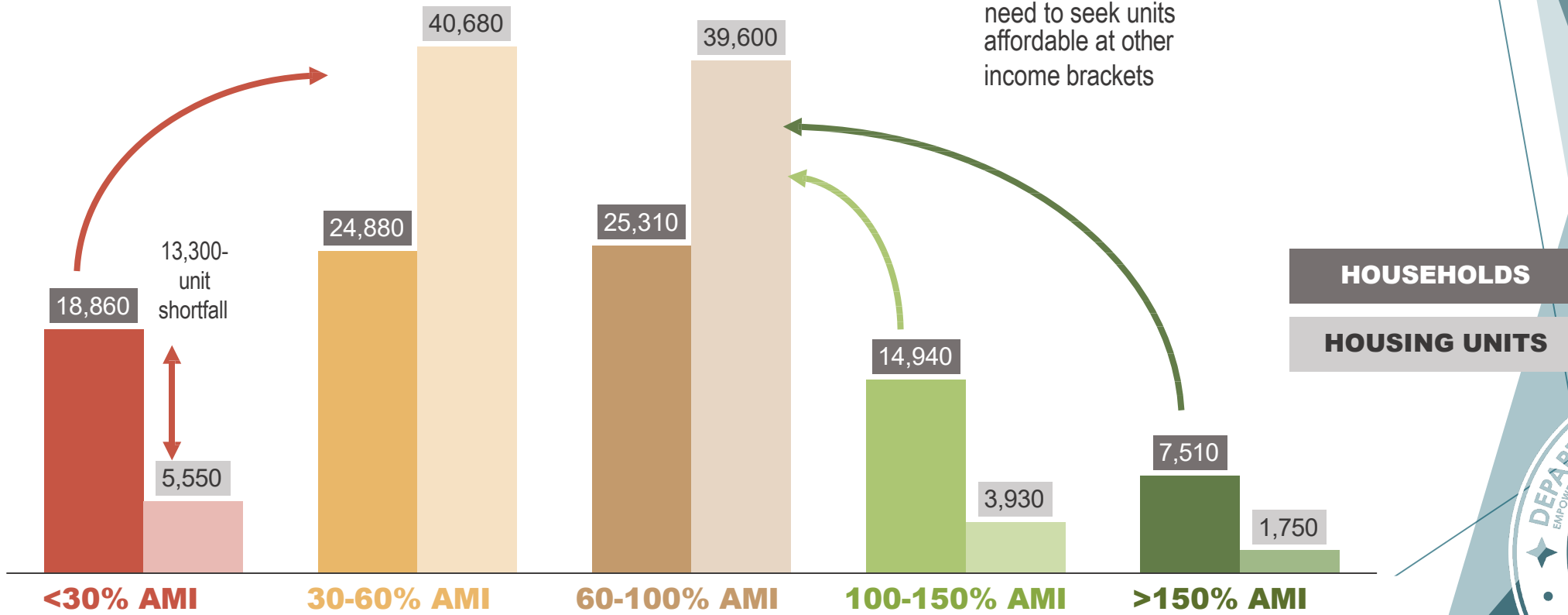


# RENTER HOUSING SUPPLY GAP

RENTER HOUSEHOLDS BY INCOME LEVEL, AND THE RENTAL UNITS AFFORDABLE TO THEM

## THE 'BIG SQUEEZE'

Lower- and higher-income households need to seek units affordable at other income brackets



Source: HUD, ACS 5-Year Estimates (2016-2020), SB Friedman





# HOUSING UNITS, 2020

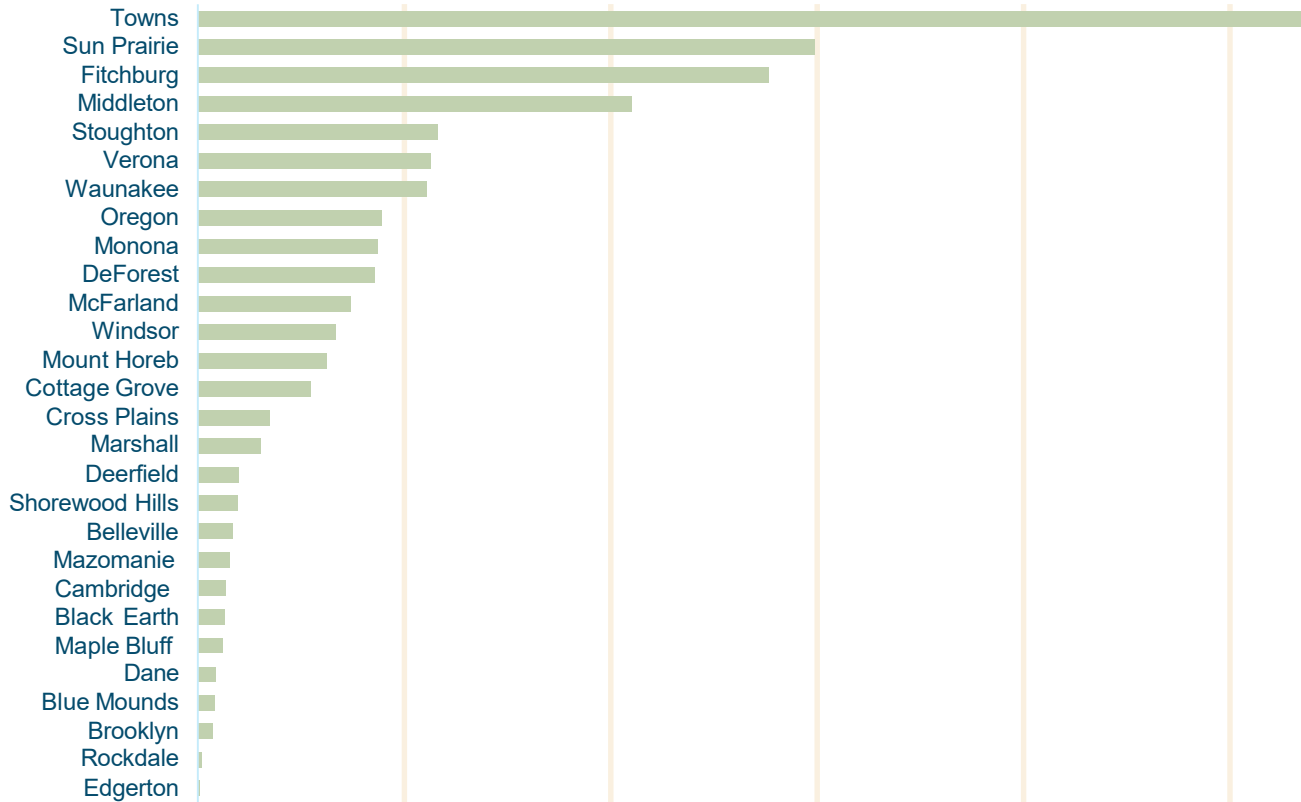
AS OF 2020, DANE COUNTY HAD 250,000 HOUSING UNITS

Madison 129,300 units

0 5,000 10,000 15,000 20,000 25,000 30,000 35,000

**In 2020:**

**52%** Dane County units in Madison



**2020 units**



Source: CARPC, ACS 5-Year Estimates (2016-2020),  
 Census #2108 #61 (ADM1)

# PROJECTED NEW HOUSING UNITS, 2020-2050

BY 2050, DANE COUNTY WILL NEED TO ADD 100,000 NEW HOUSING UNITS TO MEET ITS HOUSING NEEDS

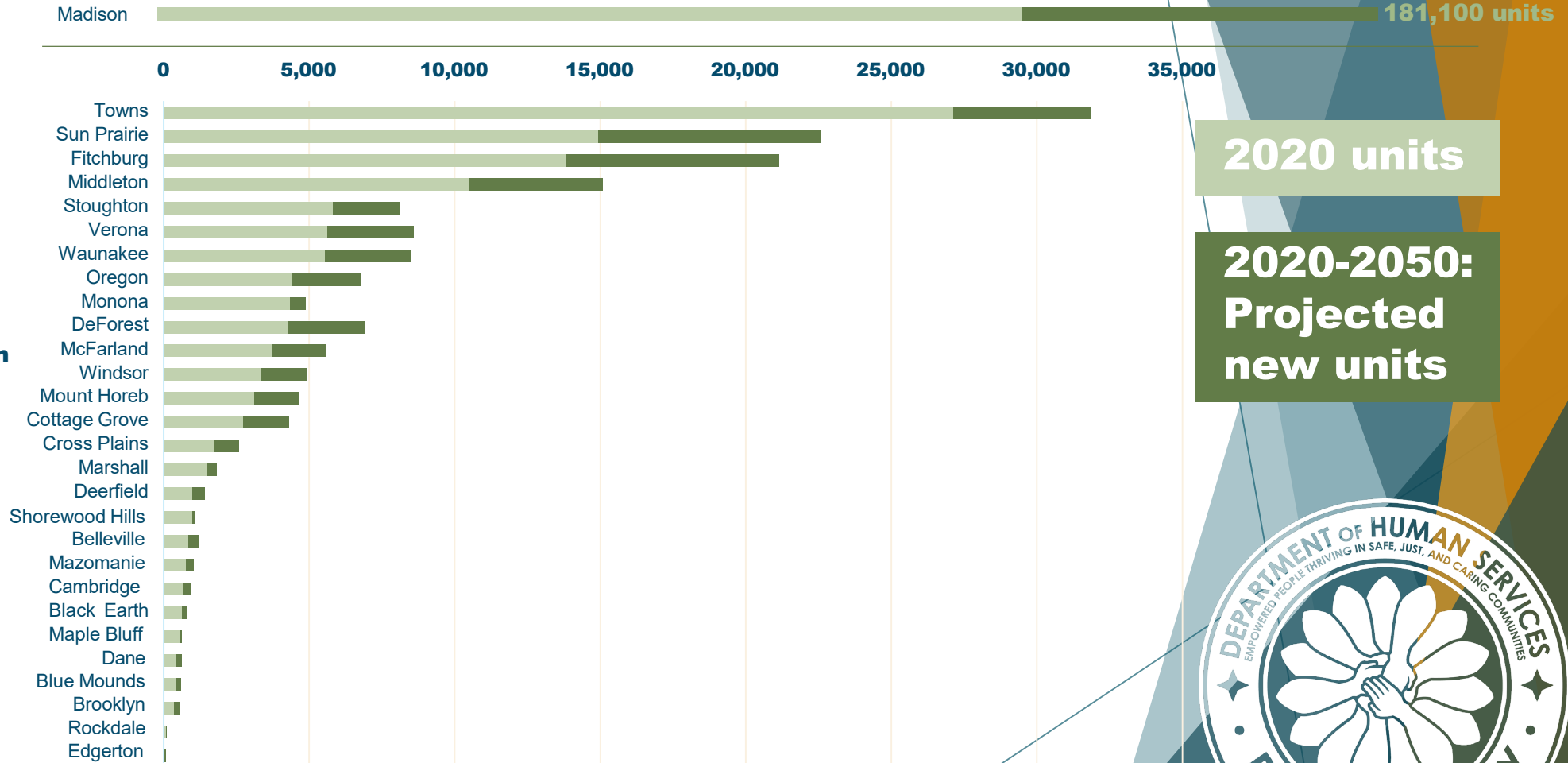


**2020-2050:**

**40%** Projected household and housing unit growth

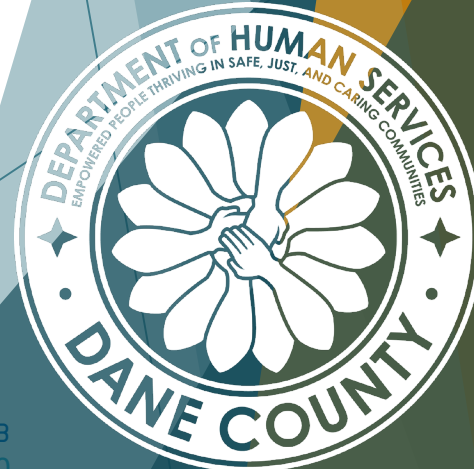
**52,000** Projected units in Madison

**48,000** Projected units outside Madison



**2020 units**

**2020-2050: Projected new units**



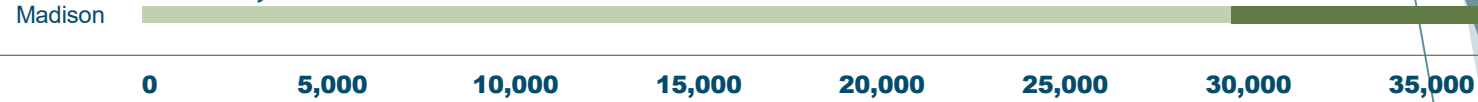




# ANNUAL UNIT PRODUCTION GOAL

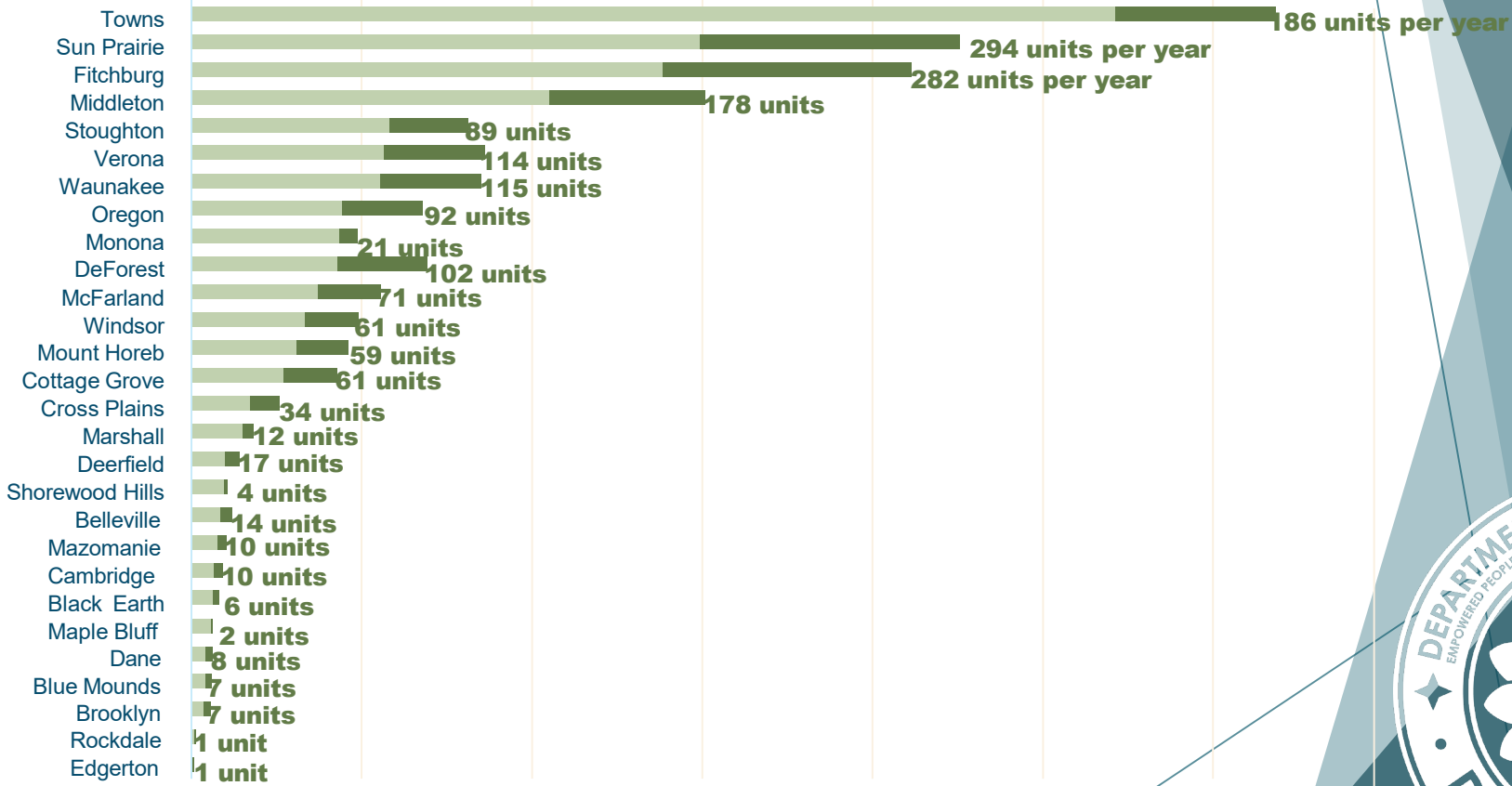
**THE COUNTY WILL NEED TO ADD 3,875 UNITS ANNUALLY TO MEET THE 2050 TARGET**

2,015 units per year



**2020 units**

**2020-2050:  
Projected  
new units**

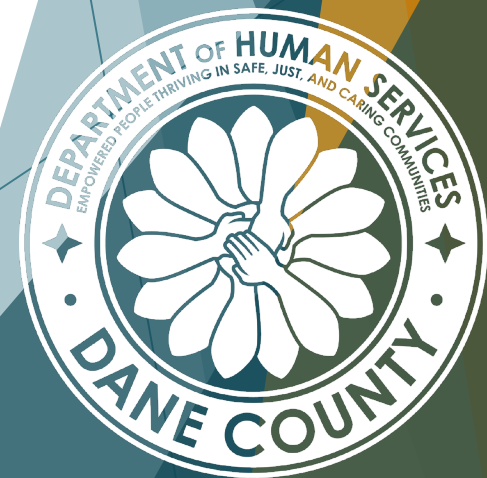


# Dane County Affordable Housing Development Fund (AHDF)

- *Established* in 2015
- Emphasis on new affordable rental housing for the following:
  - ▶ People experiencing homelessness
  - ▶ Families (3 bedroom units)
  - ▶ Veterans
  - ▶ Older Adults (i.e. Senior Living)
  - ▶ Persons with arrest & conviction records
  - ▶ People with disabilities

*Preference* for projects that:

- ▶ Meet LIHTC criteria
- ▶ Commit to permanent affordability
- ▶ Developed by nonprofit organizations
- ▶ Include units for 30 percent CMI HHs.
- ▶ Include supportive services by local providers
- ▶ Offer generous tenant screening criteria
- ▶ Provide access to jobs, schools, transportation, etc.



# AHDF AWARD HISTORY: 2015-2022

Year	Total Awards	Inside Madison	Outside Madison	Total Units	Affordable Units
2015	\$1,677,000	\$1,677,000	0	150	136
2016	\$1,734,000	\$499,000	\$1,235,000	151	138
2017	\$1,317,220	\$867,220	\$450,000	136	124
2018	\$2,742,022	\$2,442,022	\$300,000	369	310
2019	\$6,787,550	\$1,837,550	\$4,950,000	447	414
2020	\$3,163,199	\$154,858	\$3,008,341	252	249
2021	\$6,340,000	\$3,590,000	\$2,750,000	367	323
2022	\$7,896,801	\$4,316,801	\$3,580,000	557	507
<b>TOTAL</b>	<b>\$31,657,792</b>	<b>\$15,384,451</b>	<b>\$16,273,341</b>	<b>2429</b>	<b>2201</b>
	Percentages	49%	51%	100%	91%



# AFFORDABLE UNIT BREAKDOWN SINCE 2019

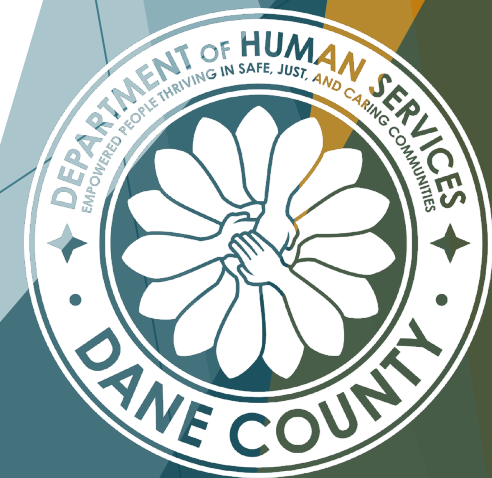
	30% CMI	50% CMI	60% CMI	80% CMI
2019	60	206	75	73
2020	31	117	24	77
2021	64	143	93	25
2022	109	230	70	98
TOTAL	264	696	262	273
Percentage	18%	47%	18%	18%



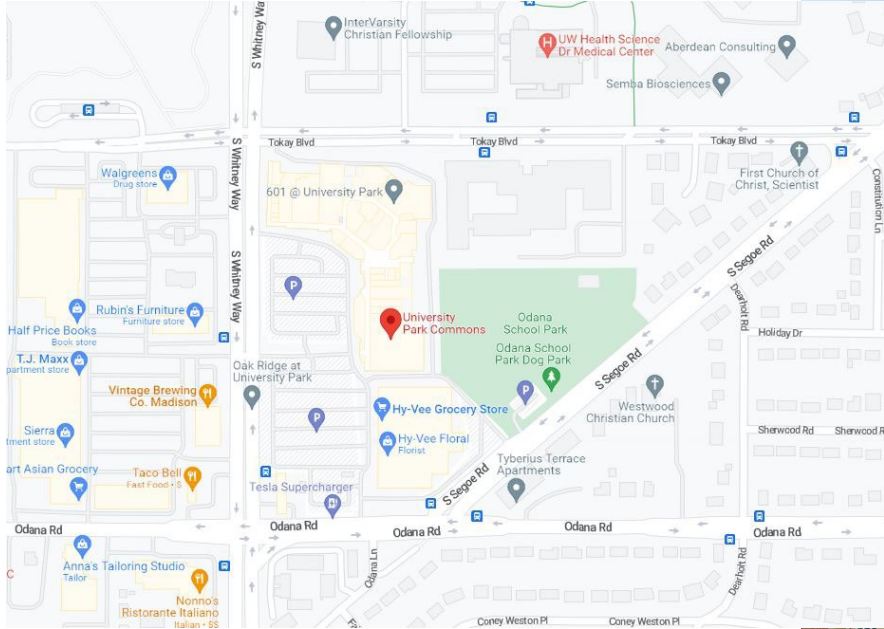
# AHDF HISTORY

Since the funds inception in 2015 there have been some notable changes:

- 2018
  - ▶ Added a preference to projects willing to set-aside units for the community housing priority list
- 2019
  - ▶ Expanded list of Flexible Screening Criteria used for earning points in Tenant Selection Criteria
  - ▶ Added Tenancy Addendum to scoring to provide tenant protections in awarded projects
- 2020
  - ▶ Administration of fund moved to Department of Human Services – Division of Housing Access and Affordability, and staff position created to support fund
- 2021
  - ▶ Required applicants to select minimum of 3 flexible tenant screening criteria list to be eligible for funding, points awarded based on additional criteria selected.
- 2022
  - ▶ Began effort to coordinate meetings between developers, property managers, and supportive services partners during project lease-up period to support use of units for households on community housing priority list



# University Park Commons (Westgate)



68 units with 41 affordable units

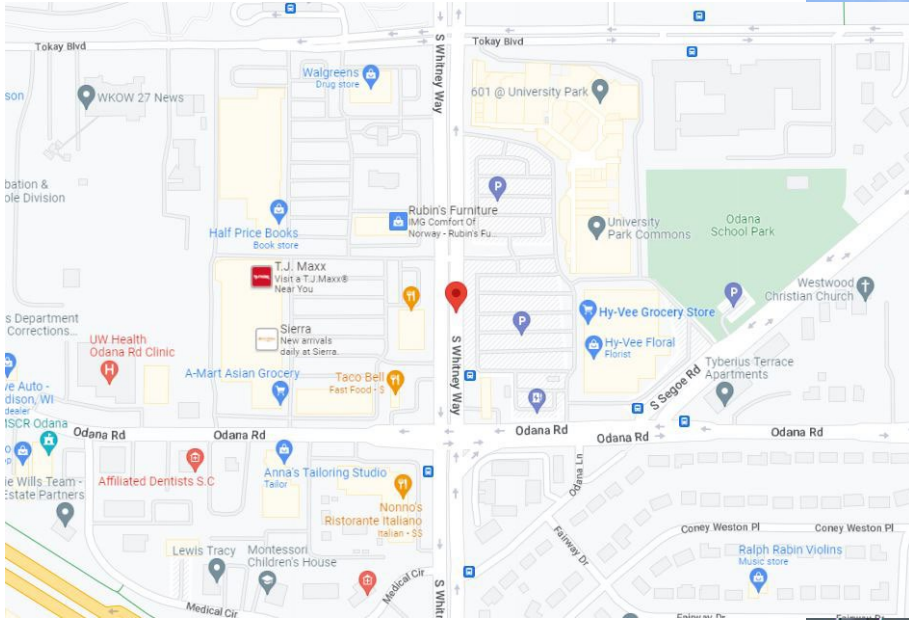
949 Sand Pearl Lane

JT Klein; Oakbrook Property Management

Completed: January 2023 | Accepting Applications Now



# Oak Ridge at UPC (Westgate)



81 units with 81 affordable units (Senior)

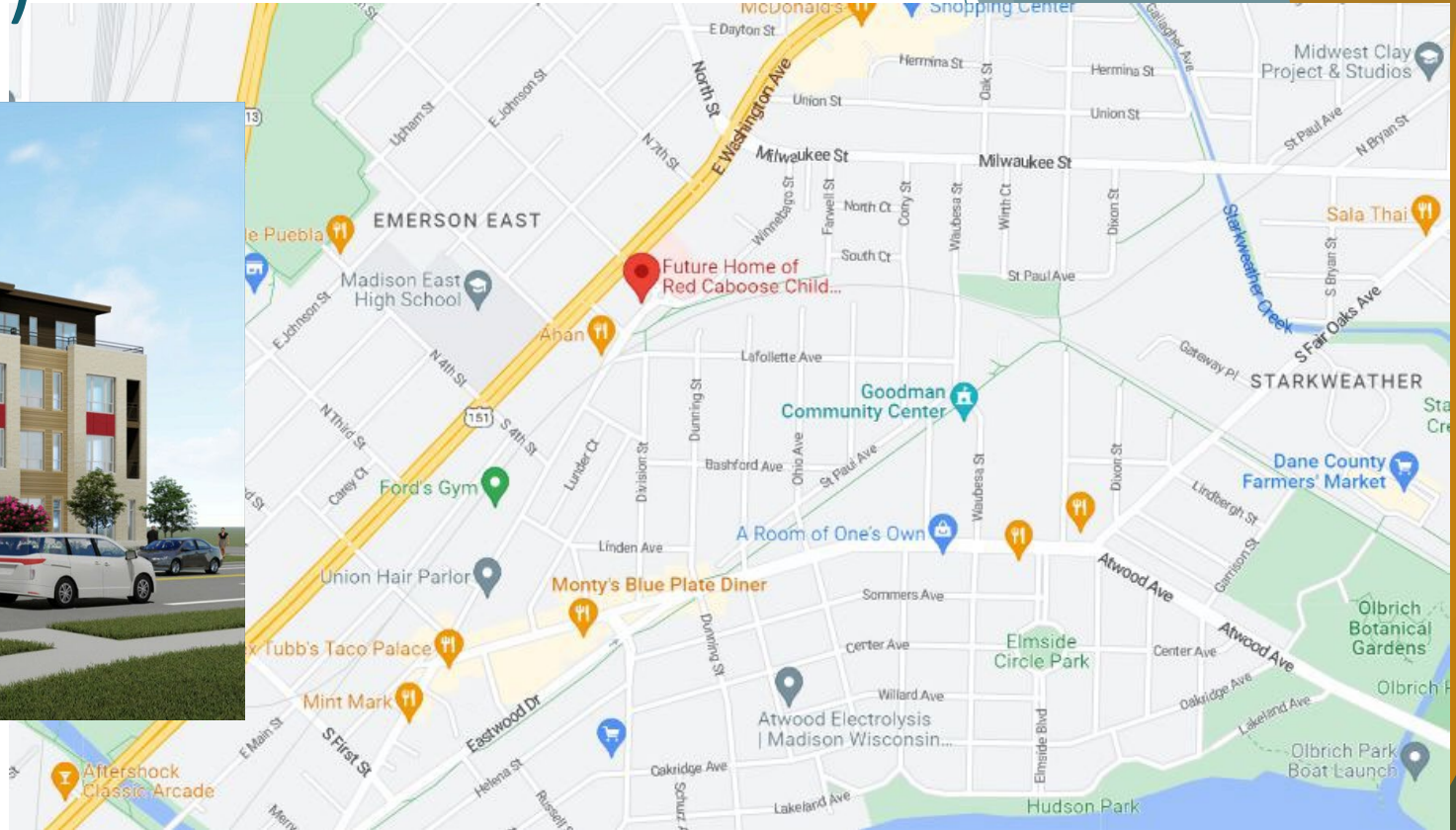
667 Whitney Way, Madison

JT Klein | Oakbrook Property Management

Opening: March 2023 | Accepting Applications Now



# The André (Red Caboose)

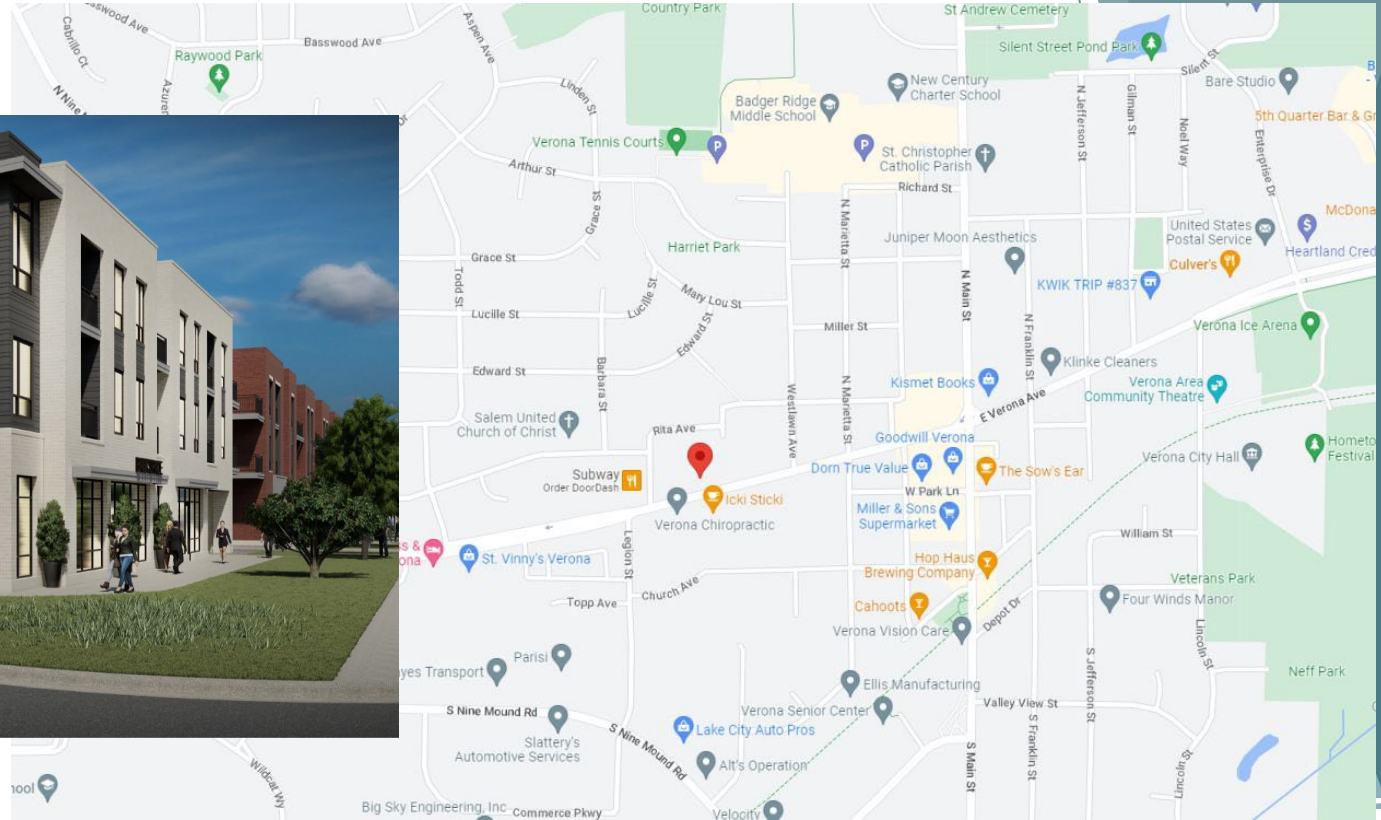


- 38 units with 32 affordable units
- 2340 Winnebago Street
- Movin' Out | ACC Property Management
- Opening: April 2023 | Fully Leased





# The Klassik



63 units with 63 affordable units

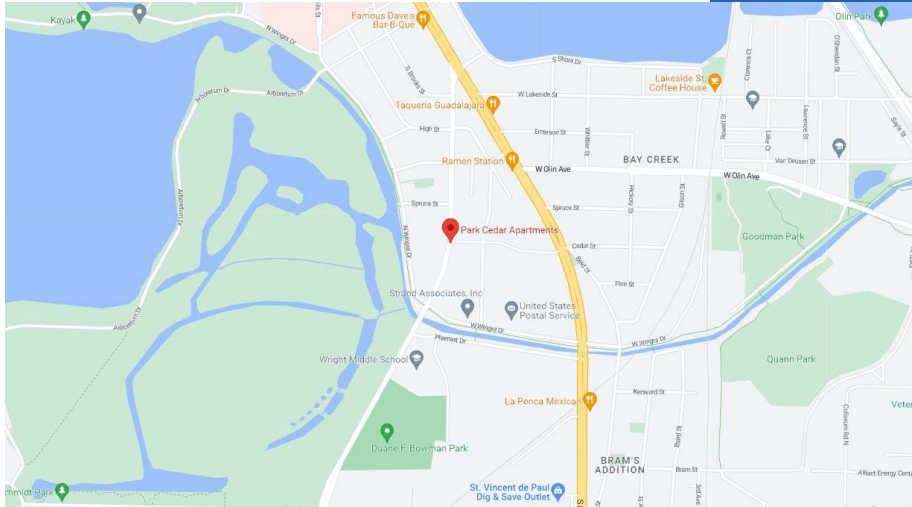
410 W Verona Road, Verona

Northpointe | ACC Property Management

Opening: May 2023 | Accepting Applications Now



# Park Cedar (Truman-Olson)



150 units with 120 affordable units

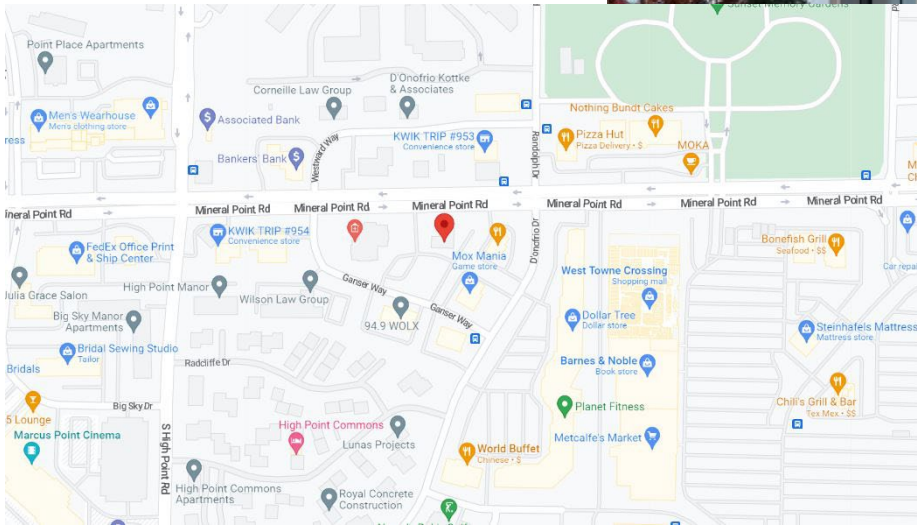
815 Cedar Street

Movin' Out & Rule Enterprises | Wis. Mgmt. (WMC)

Opening: May 2023 | Accepting Applications Now



# Uno Terrace



PIZZERIA UNOS  
SITE REDEVELOPMENT

7601 Mineral Pt Rd  
Madison, WI 53719

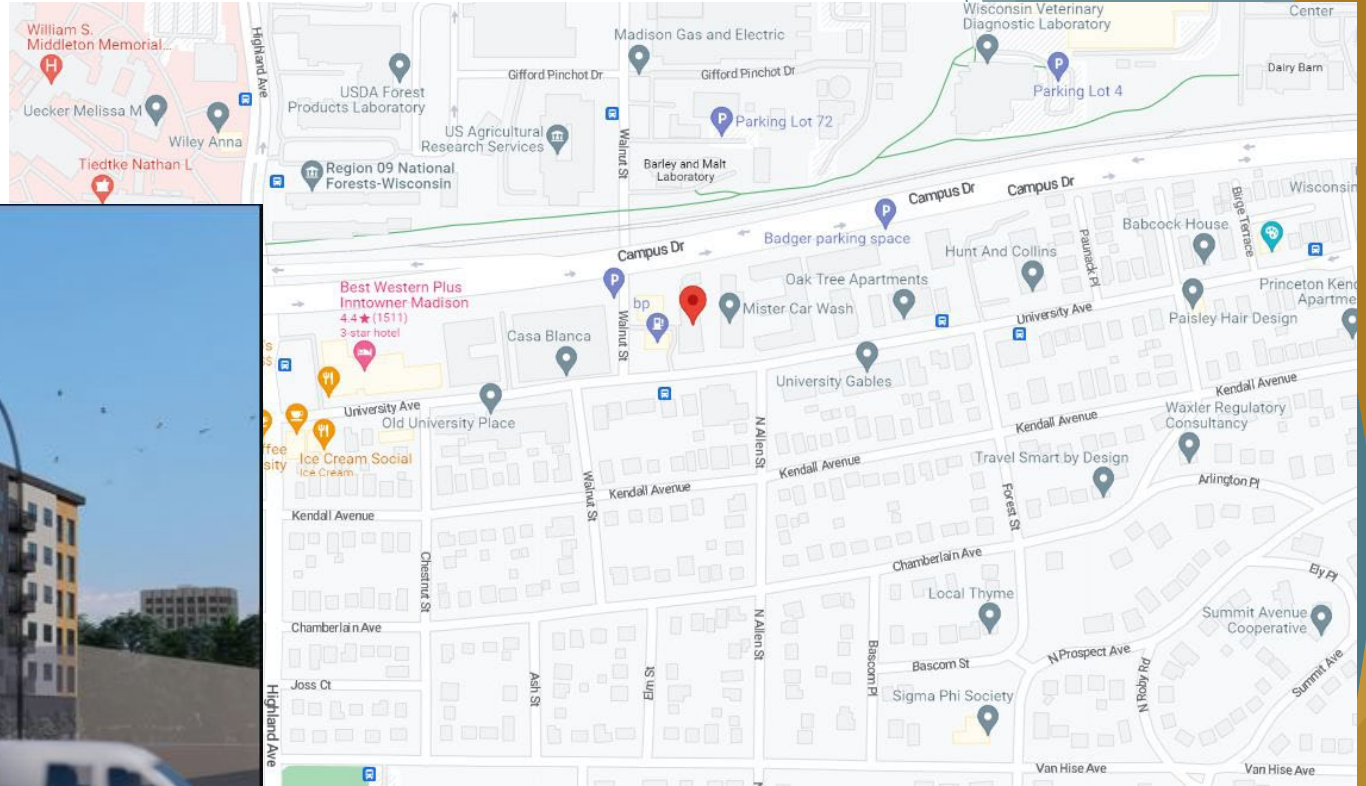


- 64 units with 39 affordable units
- 7601 Mineral Point Road
- Northpointe/Dream Lane | ACC Property Management
- Opening: August 2023 | Approx. May Applications





# The Heights

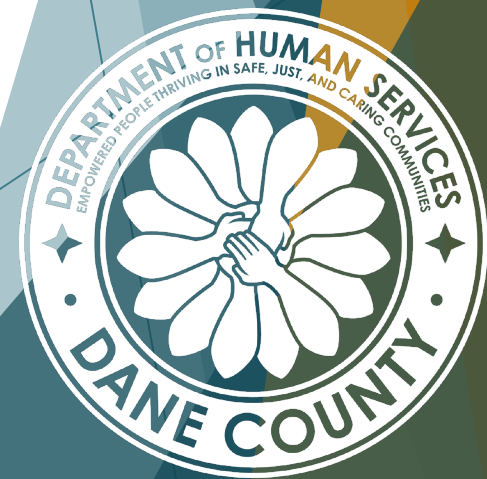


79 units with 62 affordable units

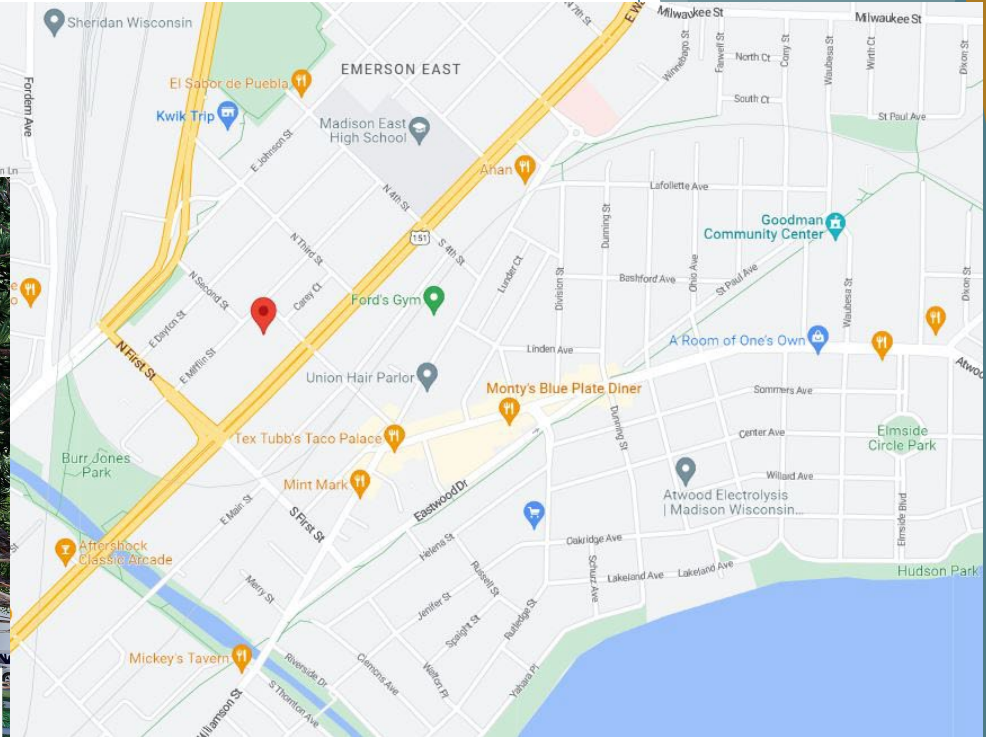
2208 University Avenue

MSP Real Estate | MSP Property Management

Opening: October 2023 | Approx. July Applications



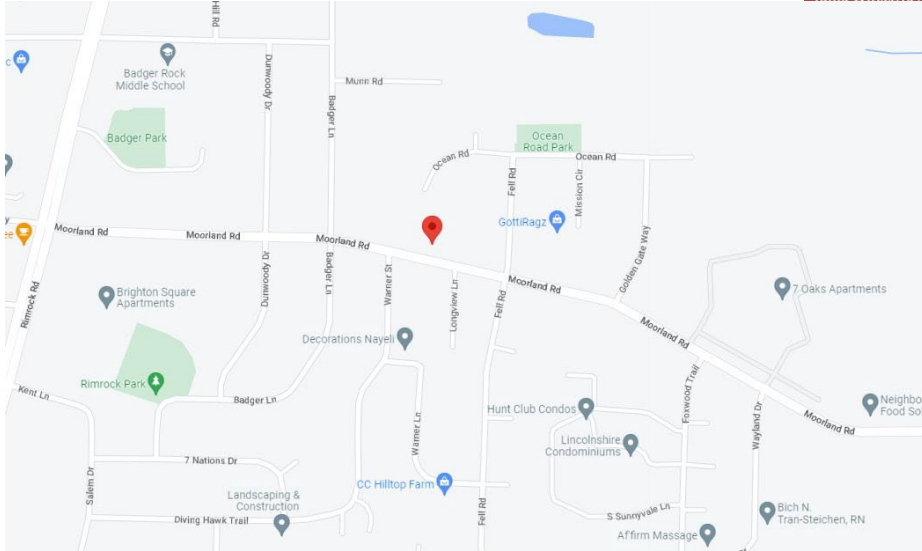
# The Lillian



- 24 units with 11 affordable units
- 1959 E Mifflin Street
- Madison Development Corporation
- Opening: Oct/Nov 2023 | Approx. July Applications



# Zapata Cooperative



Home    Acerca de / About  
Junta Directiva / Board of Directors    Board Meetings

## Zapata Cooperative

### ¡Bienvenidos a la Cooperativa Zapata!

### Welcome to Zapata Cooperative!

Somos la comunidad intencional más nueva de Madison. Este es un lugar de diversidad y aprendizaje para las personas que tienen desafíos de vivienda en nuestra ciudad.

*We are Madison's newest intentional community. This is a place of diversity and learning for people who have housing challenges in our city.*

On February 9, 2023 Zapata Co-op was featured on WORT 89.9 FM! Check out our 8 minute radio interview [here](#).



Estamos renovando 722 Moorland Road como nuestro futuro hogar.

*We are renovating 722 Moorland Road as our future home.*

- 12 units with 9 affordable units | Family Suite
- 722 Moorland Road
- Sunny Side | MACHA | Zapata Cooperative
- Opening: September 2023 | Memberships Now



# In Development – Fair Chance Housing Fund

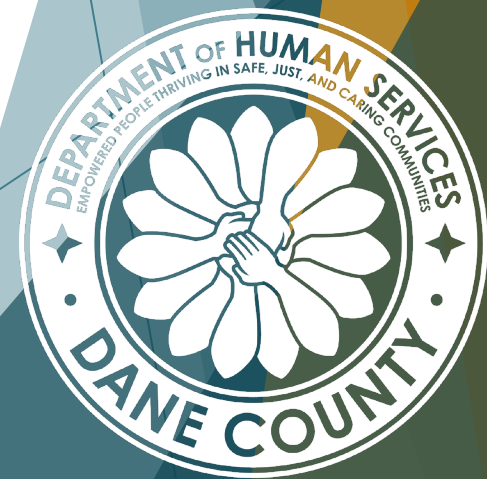
- ▶ \$4 million in Dane County capital funding to support the development of a housing project that will serve people who are formerly incarcerated. (Not operations funding)
- ▶ Target population and project scope is still in development.
- ▶ Anticipate releasing an RFP for funding in Q1 of 2024.





# Dane County CDBG and HOME Program

Dane County Urban County Consortium



# CDBG/HOME Program Overview:

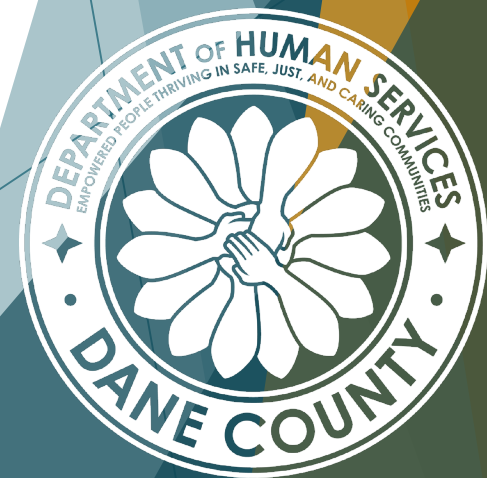
Housing and community development activities that primarily benefit low-to-moderate income (LMI) persons.

Meet a National Objective:

- ▶ Benefit to LMI persons (70%)
- ▶ Aid in the prevention or elimination of slum or blight
- ▶ Meet a need having a particular urgency

## Dane County Urban County Consortium

- ▶ In 1999, the Dane County population surpassed 200,000 residents which allowed Dane County to form an Urban County Consortium to receive direct funding from the Community Development Block Grant (CDBG) Program. ***Currently receives approximately \$1.2 million in CDBG funding.***
- ▶ Later in 2002, the County qualified as an entitlement under the HOME Investment Partnerships (HOME) Program. ***Currently receives approximately \$600,000 in HOME funding.***
- ▶ Units of local government may choose to be included or excluded.
- ▶ Dane County must enter into cooperative agreements with the units of local government to be included.
  - ▶ The agreements renew every 3 years. The current period is 2023 – 2025.



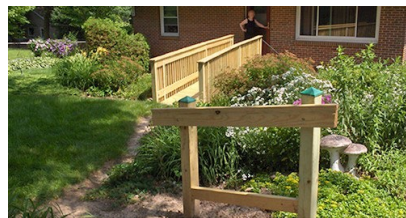
# 2023 - 2025 Participating Municipalities

Town of Albion	Village of Brooklyn	Town of Deerfield	Town of Medina	Town of Pleasant Springs	City of Sun Prairie	Town of York
Village of Belleville	Town of Burke	Village of Deerfield	City of Middleton	Town of Primrose	Town of Sun Prairie	Village of Marshall <b>(NEW as of 10/1/23)</b>
Town of Berry	Village of Cambridge	Village of DeForest	Town of Middleton	Village of Rockdale	Town of Vermont	<p>Municipalities opted out of the consortium:</p> <ul style="list-style-type: none"> <li>• Town of Dane</li> <li>• City of Edgerton</li> <li>• Village of Mazomanie</li> </ul>
Town of Black Earth	Town of Christiana	Town of Dunkirk	City of Monona	Town of Roxbury	City of Verona	
Village of Black Earth	Village of Cottage Grove	Town of Dunn	Town of Montrose	Town of Rutland	Town of Verona	
Town of Blooming Grove	Town of Cottage Grove	City of Fitchburg	Village of Mount Horeb	Village of Shorewood Hills	Village of Waunakee	
Village of Blue Mounds	Town of Cross Plains	Village of Maple Bluff	Town of Oregon	Town of Springdale	Town of Vienna	
Town of Blue Mounds	Village of Cross Plains	Town of Mazomanie	Village of Oregon	Town of Springfield	Town of Westport	
Town of Bristol	Village of Dane	Village of McFarland	Town of Perry	City of Stoughton	Village of Windsor	



# Eligible Activities in 2023

- ▶ Public Services
- ▶ YWCA: YW Transit
- ▶ NewBridge: LASSO
- ▶ Omega School: GED/HSED Services
- ▶ Economic Development
- ▶ Latino Chamber of Commerce
- ▶ Madison Black Chamber of Commerce
- ▶ Minor Home Repair
- ▶ Movin' Out, Inc.
- ▶ Project Home, Inc.
- ▶ Up to \$5,000 Grant for Home Repairs
- ▶ Major Home Rehabilitation
- ▶ Project Home, Inc.
- ▶ Up to \$24,999, 0% interest deferred payment loan



- ▶ Public Services - CV
- ▶ Sunshine Place
- ▶ Connecting the Dots
- ▶ Mortgage Reduction
- ▶ Habitat for Humanity, Movin Out, and Operation Fresh Start
- ▶ 0% interest deferred payment loan, Amount Varies by Program
- ▶ Public Facilities (Recent in 2022/2023):
  - ▶ Badger Prairie Needs Network
  - ▶ Boys & Girls Club of Dane County
  - ▶ Domestic Abuse Intervention Services
  - ▶ Sunshine Place, Inc.
  - ▶ Village of Mount Horeb
- ▶ New Rental Construction
- ▶ Broadway Lofts and Townhomes (Monona)
- ▶ Sky Ridge (Sun Prairie)

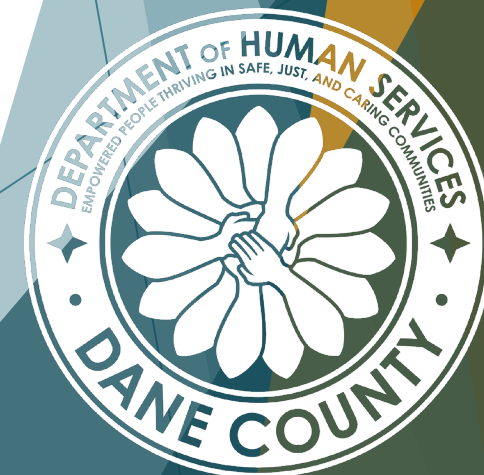
\*\*\*In 2023, no applications received for Rental Rehabilitation and TBRA\*\*\*



# 2023 CDBG/HOME Income Guidelines

## Effective 6/15/2023

Madison, WI HUD Metro FMR Area	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
30% Limit	\$25,700	\$29,350	\$33,000	\$36,650	\$39,600	\$42,550	\$45,450	\$48,400
50% Limit	\$42,750	\$48,850	\$54,950	\$61,050	\$65,950	\$70,850	\$75,750	\$80,600
60% Limit	\$51,300	\$58,620	\$65,940	\$73,260	\$79,140	\$85,020	\$90,900	\$96,720
80% Limit	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950



# Thank you!

Dane CORE Programs (Emergency Rental Assistance and Eviction Defense & Defense Partnership)

Ashley Ballweg, Housing Program Specialist, (e) [Ballweg.Ashley@countyofdane.com](mailto:Ballweg.Ashley@countyofdane.com), (o) 608.338-4420

Hotels to Housing (H2H) and Rapid Re-Housing Programs

Kristina Dux, Housing Program Specialist, (e) [Dux.Kristina@countyofdane.com](mailto:Dux.Kristina@countyofdane.com), (o) 608.571.8966

IQC, Outreach, and Shelter Programs

Melissa Mennig, Housing Program Specialist, (e) [Mennig.Melissa@countyofdane.com](mailto:Mennig.Melissa@countyofdane.com), (o) 608.709.6040

Doubled Up Homeless Research & Programs

Johneisha Prescott, Housing Strategy Specialist, (e) [Johneisha.Prescott@countyofdane.com](mailto:Johneisha.Prescott@countyofdane.com), (o) 608.320-8339

Affordable Housing Development Fund (AHDF)

Jenna Wuthrich, Housing Program Specialist, (e) [Wuthrich@countyofdane.com](mailto:Wuthrich@countyofdane.com), (o) 608.242.6454

CDBG/HOME Programs

Joanna Cervantes, HAA Human Services Manager, (e) [cervantes.Joanna@countyofdane.com](mailto:cervantes.Joanna@countyofdane.com), (o) 608.266.4302

