

2021 RES –057

APPROVING AN AGREEMENT BETWEEN DANE COUNTY, THE DANE COUNTY HOUSING AUTHORITY (DCHA), AND THE FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) REGARDING A RECOVERY PLAN FOR THE DCHA DCDHS – HAA DIVISION

1 In 1972, Dane County adopted legislation creating the Dane County Housing Authority, with
2 guidance and regulations outlined in Dane County Ordinance 15.26, to address the affordable
3 housing needs of low-income families in Dane County.
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5 The mission of Dane County Housing Authority is to promote adequate and affordable housing,
6 economic opportunity, and a suitable living environment free from discrimination. DCHA strives
7 to provide and further affordable housing through long term planning strategies, partnerships
8 with other organizations, and utilizing bonding financing to develop and preserve affordable
9 housing.
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11 In January of 2020, the DCHA was notified by HUD that DCHA was determined to be in troubled
12 status upon HUD's review of the agency's 2018 fiscal year. Troubled status is determined under
13 HUD's Public Housing Assessment System (PHAS). The PHAS process analyzes audited
14 financial reports, utilization reports and physical inspections by the HUD Real Estate
15 Assessment Center (REAC) to determine the final score for each fiscal year.
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17 The Milwaukee HUD Field Office conveyed in a recent communication that staffing and
18 operational changes have occurred since the FY2018 review period and the results and
19 determinations do not represent an assessment or determination based on current DCHA staff
20 and operational changes.
21

22 DCHA has been working diligently with HUD to develop a recovery plan to restore the agency's
23 standing. A recovery plan is used by HUD to establish performance targets, set out strategies
24 for meeting targets, provide for incentives and sanctions for effective implementation of the
25 strategies leading to recovery of performance, and to attain an improved status of at least a
26 Standard Performer. Many items in the recovery plan are already being actively addressed by
27 DCHA.
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29 As the authorizing agency for the DCHA, Dane County must approve the recovery agreement
30 for it to be recognized by HUD, and agrees to work collaboratively with DCHA to address
31 requirements in the recovery agreement.
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33 THEREFORE, BE IT RESOLVED that Dane County strongly supports the vital work of the Dane
34 County Housing Authority as it assists Dane County residents with affordable housing needs,
35 recognizes the proactive work that has already been undertaken by the staff and Board of the
36 Dane County Housing Authority to comply with the recovery agreement, and stands ready to
37 support execution of the agreement; and,
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39 BE IT FURTHER RESOLVED, that throughout this process Dane County is committed to
40 preventing loss of affordable housing units, preventing reduction or loss of tenant protections,
41 and maintaining permanent affordability; and
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43 THEREFORE, BE IT FINALLY RESOLVED that the County Executive is authorized to enter into
44 the recovery agreement between HUD, DCHA, and Dane County.