

UPDATE: Dane Co. Housing Crisis Response Efforts

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Dane County CARES Program

Dates of Operation: June 15th, 2020 - September 7, 2020

Subcontractors: Freedom Inc (FI) and Latino Consortium for Action (LCA)

60+ Community Partners: Access To Independence, Access Health Wisconsin, Anesis Therapy, Bayview Foundation Staff, Catholic Charities, Comprehensive Community Services Staff, CDA staff, Circle of Hands, Children's Health Wisconsin, Catholic Multicultural Center, Chrysalis Mental Health, Creative Solutions of Wisconsin, Christ the Solid Rock Baptist Church, Common Wealth Development, Dane County Public Health, DSS Community Center, Focus Counseling, Greater Madison Resource Center, Heartland Housing Alliance, In Da Streets, Jessie Crawford Recovery Center, Journey Mental Health Counseling, Legal Action of Wisconsin, Lutheran Social Services, Madison Community Coop, Meadowood Health Partnership, Madison Metropolitan School District, Mattie Reese, National Alliance on Mental Illness, The Progress Center for Black Women, Porchlight, Roots For Change, RISE, Safe Communities of Madison, Sankofa Educational Leadership, Shelter From the Storm, Serenity Home Madison, Sun Prairie School District, SSM Health, Sankofa Talented and Gifted, Tellurian Inc, The Road Home, TRI Equestrian, Urban Triage, UW Madison, UW Health, Vivient Health, YWCA and numerous Property Managers.

CARES Program Basics

CARES grant \$10,016,000.00

- \$9,636,966.65 in direct rental assist (TRC Admin cost 2.6%)
- 15970 Individuals received assistance - 7714 minor children - 10,565 Households
- 87.7% Identified as people of color
- 52.9% Identified as Non-Hispanic/Latinx
- Other housing related supports provided through the CARES Program
 - Housing Counseling
 - Trained housing counselors provide landlords and tenants with information and referrals, education about rental rights and responsibilities, and access to conflict resolution. Our housing folks work diligently to empower the community to obtain and maintain quality affordable housing by providing empowerment-based tenant counseling, education and assistance. The goal is to help tenants learn their rights and take action to resolve housing problems.
 - Mediation
 - Outreach (Court and Moratorium)

Contract Outcome Measurement	TRC	Contract requirement
Stably Housed at 1 month of rental assistance	100%	100%
Percentage of Payments Processed w/in 30 days of Completed Application	100%	90%
# of Households < 80% AMI	5,949	100 % of recipients were required to be under 80% AMI - Prioritization to those <50%
# of Households < 50 % of AMI	5,856	
# of Households <30% of AMI	5,853	
Average AMI of Households Rec'd Financial Assistance	14.77%	
# of Households that received:	10,565	8,900
Financial Assistance	5,949	No specific totals required for the individual services provided in the contract
Housing Counseling	1,884	
Mediation Activities	111	
Housing Search Resources	2,925	

Other Assistance Programs

TRC's [Eviction Prevention Clinic](#) has provided other community rental assistance funds totaling \$627,249.48 in 2020.

- Dane Co., FEMA, UWDC, ESG-CV, EHH, private donations to HCF (TRC's Housing Crisis Fund), Neighborhood HCFs

Moratorium Outreach (community based & [online tool](#))

Court Access / Outreach

- Direct community service based on Court Calendar/Docket
- Postcards / letters to all individuals with court date

Housing Counseling (tenant, landlord and service providers)

- 2020 Call volume = 77,483 calls

On The Ground in Dane County

Increases in rent, non-renewals, unlawful fees/fines, eviction notices, increased non-rent violations being reported (leading to police calls and eviction).



Confusion & lack of accurate information about moratoriums & eviction notices.

Confusion between CARES and WRAP programs.

Large increases in Latinx households being evicted and need for more dedicated supports throughout Dane Co for immigrant communities.

Lack of access to court and delays in mail causing evictions by default.

- **[ISSUE]** Zoom Court difficult to navigate / tenants lack minutes or internet
- **[SOLUTION]** TRC Outreach contact prior to and during court to provide support and access

Things we know and have learned...

People are resilient and creative

Everyone is overwhelmed and shutting down

Separation and the unknown creates fear and knee-jerk reactions causing increased instability in health, housing and the community in general.

TRC has \$40 million in rental requests on hold.

(Upstream Prevention) Legal knowledge and (Downstream Prevention) Legal representation are minimal costs compared to the cost of displacement and homelessness.

Recommendations:

1. Funding for community based partnerships to provide Housing Counseling / Navigation (trained, paid community members from within high risk areas throughout the County) = Upstream Prevention
2. Additional funding for security deposit/first month's rent available community wide
3. Partnerships with property management / property owners to provide support and education as well as direct rental assistance.
4. CARES 2.0 ⇒ Engage landlords proactively ↓stress on tenants

Rental assistance (Est \$10 million/month needed through pandemic w/amount decreasing until economic recovery)