



2025 - 2029

DRAFT

DANE COUNTY

CONSOLIDATED ANNUAL
PERFORMANCE &
EVALUATION REPORT
YEAR 1: 2025



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Executive Summary

Overview

The 2025 Consolidated Annual Performance and Evaluation Report (CAPER) includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Dane County presents the following CAPER for the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds received from the Department of Housing and Urban Development (HUD) for the period of January 1, 2025 through December 31, 2025. It should be noted that this is a DRAFT of the 2025 CAPER; all financial and service data are provisional, and may change during the review period by the CDBG Commission and the Department of Housing and Urban Development (HUD).

Background

The primary objective of the Community Development Block Grant Program as stated in Title I of the Housing and Community Development Act of 1974, as amended, is the development of viable urban communities. This is achieved by:

- Providing decent housing (DH),
- Providing a suitable living environment (SL), and
- Expanding economic opportunities (EO).

Each activity funded by CDBG must meet one of three national objectives:

- Benefit to low and moderate-income persons (LMI),
- Aid in the prevention or elimination of slums or blight (SB); and
- Meet a particularly urgent community development need.

No less than 70% of funds are to be spent on activities that benefit low and moderate-income persons. Spending on public service activities is limited to 15% of the program year's allocation plus 15% of the preceding year's program income.

The HOME Program was created by the National Affordable Housing Act of 1990. The intent of the program is to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families. HOME funds may be used for:

- Homeowner Rehabilitation – to assist existing owner-occupants with the repair, rehabilitation, or reconstruction of their homes.
- Homebuyer Activities – to finance the acquisition and/or rehabilitation or new construction of homes for homebuyers.
- Rental Housing – affordable rental housing may be acquired and/or rehabilitated, or constructed.
- Tenant-Based Rental Assistance – financial assistance for rent, security deposits, and, under certain conditions, utility deposits may be provided to tenants.

There is a 25 percent matching obligation for HOME funds.

Resources Available

In 2025, \$1,088,902.00 in CDBG and \$551,908.90 in HOME Formula Grants were allocated by HUD to Dane County, for a total of \$1,640,810.90. The CDBG Commission made recommendations to the County Board and County Executive for the allocations of those funds and any remaining funds from the prior year. Other resources available included program income from loans.

Highlights

- A total of 719 individuals were assisted with CDBG and HOME funds
- 139 Businesses assisted
- 86 Jobs created or retained
- 7 Households provided with affordable housing units (rental and owned)
- 25 Households support through home rehabilitation, acquisition or mortgage assistance
- 306 Individuals were served from the Public Services project area

Consolidated Plan

2025 was the first year of the 2025-2029 CDBG/HOME Consolidated Plan. The Consolidated Plan reflects the coordinated efforts of County staff, a wide network of community stakeholders, County residents, Community Development Block Grant Commission members and the Dane County Board of Supervisors. Through priorities outlined in this Plan, the impact of any federal funds received by the County will be maximized through a focused approach to addressing community needs and delivering services to low- and moderate-income residents. The goals and objectives of the Plan will improve the overall quality of life in Dane County over the next five years by providing decent housing, suitable living environments, and expanding economic opportunities.

Dane County plans to examine the accomplishments after each year of the Consolidated Plan, and identify gaps or areas of need as we develop the next Annual Action Plan. Priorities for the Annual Action Plans will be developed based on where we are at in meeting the Consolidated Plan 5-year goals, community input and feedback, and funding available.

Dane County is actively gathering citizen input and needs in order to inform the priorities and goals for the 2025-2029 Consolidated Plan and 2027 Annual Action Plan, and will identify goals and project areas that best address the needs of our communities.

2025 Consolidated Performance & Evaluation Report (CAPER)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2025 Consolidated Annual Performance and Evaluation Report (CAPER) is an evaluation of Dane County's accomplishments and progress towards meeting its housing and community development project goals, as stated in its 2025 Annual Action Plan and 2025-2029 five-year Consolidated Plan. As a recipient of federal funding from the U.S. Department of Housing and Urban Development (HUD), Dane County's Housing Access and Affordability Division is charged with preparing the CAPER in accordance with HUD funding reporting requirements. In addition, the Dane County Executive has made housing a priority, increasing additional resources and financial support.

In this section of the report, we highlight the activity of the County's housing and community development programs funded in 2025 with federal and local funding. Most of the goals identified in the 2025 Annual Action Plan were met, with the exception of some projects within "Increasing Access to Affordable Quality Housing" – Homeowner Rehabilitation and Tenant Based Rental Assistance. This was due to a variety of reasons including limited resources and contract execution delays on the federal level. However, the Dane County CDBG/HOME team continues to focus on priority areas of public services, mortgage assistance, home rehabilitation, economic development, and working with other Dane County agencies to increase affordable housing units.

Achievements included:

- A total of 719 individuals were assisted with CDBG and HOME funds
- 139 Businesses assisted
- 86 Jobs created or retained
- 7 Households provided with affordable housing units (rental and owned)
- 25 Households supported through home rehabilitation, acquisition or mortgage assistance
- 306 Individuals were served from the Public Services project area

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assure access to public services for LMI persons	Public Services Accessibility	CDBG: \$185,835.30	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	306	24.48%	295	306	103.73%
Community Housing Development Organization (CHDO)	Affordable Housing	HOME: \$82,786.34	Other	Other	1	0	0.00%	1	0	0.00%
Expand economic opportunities for LMI persons	Non-Housing Community Development	CDBG: \$425,145.00	Jobs created/retained	Jobs	60	86	143.33%	32	86	268.75%
Expand economic opportunities for LMI persons	Non-Housing Community Development	CDBG: \$425,145.00	Businesses assisted	Businesses Assisted	200	139	69.50%	148	139	93.92%
Improve public facilities/develop infrastructure	Non-Housing Community Development Public Facilities & Infrastructure	CDBG: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%	0	0	0.00%
Increase access to affordable quality housing	Affordable Housing	HOME: \$50,000.00	Rental units constructed	Household Housing Unit	1	5	500%	0	5	500%

Increase access to affordable quality housing	Affordable Housing	HOME: \$50,000.00	Homeowner Housing Added	Household Housing Unit	4	2	50.00%	1	2	200%
Increase access to affordable quality housing	Affordable Housing	CDBG: \$245,834.08 / HOME: \$59,215.92	Homeowner Housing Rehabilitated	Household Housing Unit	50	15	30.00%	23	15	60.22%
Increase access to affordable quality housing	Affordable Housing	CDBG: \$164,862.12 / HOME: \$49,715.75	Direct Financial Assistance to Homebuyers	Households Assisted	20	10	50%	5	10	200%
Increase access to affordable quality housing	Affordable Housing	HOME: \$255,000.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	39	0	0.00%	23	0	0.00%
Strong Program Planning and Administration	Planning & Administration	CDBG: \$217,780.40 / HOME: \$55,190.89	Other	Other	1	1	100.00%	1	1	100.00%
Urgent Need Response to Natural Disasters	Non-Housing Community Development	CDBG: \$54,445.10	Other	Other	1	0	0.00%	1	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The priorities identified in the 2025 Annual Action Plan include: Increase Access to Affordable Quality Housing (57% of funding); Expand Economic Opportunities for LMI Persons (30% of funding); Public Services (13%); Public Facilities (0% - no applications for this category in 2025); Planning and Administration (20% set-aside); and Urgent Need/Disaster Assistance (5% set-aside per fiscal year).

Based on Table 1, Dane County has met several of the benchmarks for the 2025 Program Year, including Public Services, Homebuilding, and Direct Financial Assistance to Homebuyers. This was partially due to some projects having multi-year grants. Five new Rental Construction projects were completed in 2025, as a multi-year project (although no new funding was awarded in 2025).

Dane County's use of CDBG and HOME funds continues to directly advance the priorities and specific objectives identified in the Consolidated Plan, with particular emphasis on expanding access to affordable housing for low- and very-low income renter households. While the Tenant-Based Rental Assistance (TBRA) program did not formally begin in 2025, TBRA remains a high-priority activity and a critical component of Dane County's long-term strategy to address severe housing affordability challenges.

Dane County faces extremely low rental vacancy rates, rapidly rising rents, and lengthy waiting lists for subsidized housing. These market conditions disproportionately impact extremely low-income households and individuals with special needs, making tenant-based assistance an essential tool for preventing housing instability and homelessness. TBRA directly supports the Consolidated Plan's goals of expanding affordable rental opportunities, promoting fair housing choice, and stabilizing vulnerable households within the Urban County Consortium.

There were a few delays in completing several of the benchmarks for housing rehabilitation due to unforeseen circumstances regarding loan and home offer approvals, rising materials costs, staffing capacity, contractor availability, etc. However, the Dane County CDBG team has provided additional technical assistance to the agencies awarded these funds in 2024 or 2025, and expects completion on some projects in 2026.

Job Creation and Retention (CDBG) program plays a crucial role in promoting economic development, primarily by supporting for-profit businesses in their expansion efforts. This support translates directly into increased job opportunities for low- to moderate-income (LMI) residents. Small Business and Microenterprise Support: CDBG funds are allocated to deliver essential technical assistance, as well as loans and grants to microenterprises and small businesses. This initiative aims to cultivate local entrepreneurship and address the pressing need for economic growth within our communities.

There were no Public Facilities and Infrastructure applications for the 2025 funding. However, in 2026, we expect utilize approximately 11% of the federal CDBG grant for this project area. The CDBG/HOME

team continues to do outreach to municipalities, food pantries, and community centers to increase awareness about this funding source and to encourage applications for funding.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	534	30
Black or African American	69	15
Asian	9	0
American Indian or American Native	5	0
Native Hawaiian or Other Pacific Islander	2	0
Total	619	45
Hispanic	339	1
Not Hispanic	280	45

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Dane County continues its efforts to promote the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Program to the most underserved populations in Dane County, and has seen an upward trend in assistance to underserved populations over the course of the five-year Consolidated Plan.

For CDBG, **an additional 54 individuals received Public Services and 1 additional HOME household benefited, but either identified as other / multi-racial or only listed Hispanic.** One HOME client only listed as Hispanic, and did not select any other category. These numbers are not included in the CR-10 as generated by IDIS. The total number of CDBG beneficiaries is 673 and HOME beneficiaries is 46. **CDBG and HOME combined funds supported 719 households through affordable housing and community development efforts in 2025.**

Of the 719 served, 47.3% identified as being Hispanic and 45.2% as Non-Hispanic. For race, 78.4% identified as being White, 11.7% identified as being Black or African-American, 1.3% Asian, 0.7% American Indian or American Native, 0.3% Native Hawaiian or Other Pacific Islander, and 7.6% identified their race as Other or Multi-Racial.

Lastly, additional outreach to municipalities and service providers increased in 2024 to expand outreach to more low- to moderate-income families, particularly to those populations that are underserved or that speak other languages.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$ 1,293,902.00	\$ 1,242,380.79
HOME	public - federal	\$ 551,909.00	\$ 564,509.00

Table 3 - Resources Made Available

Narrative

The amount of CDBG and HOME resources made available as listed in Table 3 includes the 2025 entitlement allocations, program income received, and unexpended funds from previous years. The amount of funds expended during the program year 2025 was captured from the IDIS Program Reports 23 and 26 (PR23, PR26), and HOME grant information in IDIS; and includes prior years obligation paid in 2025. The other funds expended in 2025 includes \$1,767,262.00 from the one-time CDBG-CV allocation Dane County received in 2021. In 2025, 100% of the CDBG activity delivery costs were expended to directly benefit low- and moderate-income residents in the Dane County Urban County Consortium. Federal requirements mandate that at least 70% of CDBG funds be expended to benefit low- and moderate-income persons.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Dane County Urban County Consortium	100	100	Participating Jurisdictions

Table 4 – Identify the geographic distribution and location of investments

Narrative

In 2025, all 59 municipalities were included in the Dane County Urban County Consortium. Two municipalities re-joined; and one was new to the UCC. Our CDBG/HOME team continued to make significant outreach efforts to municipalities last year, in order to provide funding opportunity updates and increase awareness of CDBG and HOME activities and programs. In early November, the first UCC informational meeting was held to provide an overview to the members. Ongoing efforts to provide updates, support, funding resources, etc. will be completed in 2026. For a list of participating municipalities, please see Appendix 1.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Federal funds are used to leverage other public and private resources in the housing, public facilities, public services and economic development areas of CDBG programs.

Examples of leveraging CDBG-funded projects include:

- **Stoughton Affordable Transportation Program(SATP)**: To support the Public Service project, SATP leveraged CDBG funds with \$7,000 from private foundations, \$3,000 from local businesses, \$3,000 from churches and individuals and 1,000 from fund raising.
- **UNIDOS Against Domestic Violence(UNIDOS)**: To support the Public Service project, UNIDOS leveraged CDBG funds with \$847,317.66 from the Wisconsin Department of Justice, the Wisconsin Department of Children and Families, the City of Madison, and the contributions of private donors and foundations.
- **Latino Chamber of Commerce**: The total amount of funds leveraged in the budget for the Gateway technical assistance services is \$1,116,66.67, with a total organizational budget of \$2,600,000.00. This includes a combination of federal and state grants, foundation contributions, program service revenue, memberships, and special events, which collectively support the comprehensive delivery and sustainability of the project's initiatives.
- **Latino Academy of Workforce Development**: LAWD operates on a diverse funding strategy that includes local, state and federal grants, private philanthropy, donations, sponsorships and tuition fees. The successful GED and adult education programs are sustained by funds from Madison College, CDBG Dane County and the United Way of Dane County. Our manufacturing and logistics program is supported by a Fast Forward grant from the State of Wisconsin. The City of Madison provides program and student services funding support. Additionally many of the Workforce Tracks are supported by the City of Madison, CDBG Dane County, Fast Forward State of Wisconsin, Hispanic Federation, City of Fitchburg and the Department of Administration. LAWD applied for and were awarded \$2,000,000 in Congressionally Directed Spending through Senator Tammy Baldwin in late 2022. This funding contributes to the \$10M budget for the new Regional Transportation Training Center, which will serve aspiring transportation industry business owners in the UCC areas. LAWD connections with Dane County employers are robust and have developed a highly successful career fair model that provides additional revenue from employers and in-kind mentoring and technical assistance for students and graduates.

Leveraging of HOME-funded projects subject to the HOME Match requirement are detailed in the tables below. All applicants for Dane County HOME funding must provide a description of other sources of funds received or expected to be received from outside sources, and why the proposed project could not move forward but-for the use of HOME funds from Dane County. Applications for HOME funding are scored in part from the applicant efforts to fundraise and leverage additional funding from outside sources.

An example of how Dane County HOME funds were leveraged with non-federal sources in 2025 included:

- **Habitat for Humanity of Dane County:** Leveraged the federal HOME dollars awarded under the homebuyer assistance program to provide 10 - 0% interest loans to low- and- moderate income households. As a result, in 2025, total match contributed was \$789,019.62.
- **The Salvation Army:** The Salvation Army's DAWNS (Dane County Assists With New Starts) TBRA Rapid Rehousing program demonstrates significant leveraging of non-HOME resources to maximize the impact of HOME TBRA funds. For the 2025–2027 operating period, the total program budget is \$676,663.37, of which only \$80,000 is supported by HOME funds. These HOME funds are strategically targeted to direct housing assistance costs, including rental subsidy assistance, security deposit assistance, and required property inspections. The remaining \$596,663.37 is leveraged through a combination of Dane County funds and private sources and fundraising. This diversified funding structure allows the DAWNS program to deliver tenant-based rental assistance to households experiencing housing instability while ensuring program sustainability, efficient service delivery, and alignment with Dane County's Consolidated Plan priorities to expand access to affordable housing and support rapid rehousing for vulnerable populations.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$ 4,130,649.97
2. Match contributed during current Federal fiscal year	\$ 789,019.62
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 4,919,669.59
4. Match liability for current Federal fiscal year	\$ 214,526.23
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 4,705,143.36

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1063	1/9/2025	\$83,242.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83,242.24
1063	1/9/2025	\$74,369.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,369.60
1064	1/9/2025	\$112,212.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112,212.88
1071	6/27/2025	\$94,528.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94,528.56
1071	6/27/2025	\$42,096.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,096.40
1072	6/27/2025	\$68,728.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68,728.05
1072	6/27/2025	\$88,061.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88,061.20
1073	6/27/2025	\$95,028.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,028.85
1074	7/3/2025	\$106,591.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$106,591.44
1074	7/3/2025	\$24,160.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,160.40

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$ 0.00	\$ 171,579.19	\$ 171,579.19	\$ 0.00	\$ 0.00

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	6	0	0	0	0	6
Dollar Amount	\$638,918.90	\$0.00	\$0.00	\$0.00	\$0.00	\$638,918.90
Sub-Contracts						
Number	6	0	1	0	0	5
Dollar Amount	\$31,924.33	\$0.00	\$1,970.00	\$0.00	\$0.00	\$29,954.33
	Total	Women Business Enterprises	Male			
Contracts						
Number	6	0	6			
Dollar Amount	\$638,918.90	\$0.00	\$638,918.90			
Sub-Contracts						
Number	0	0	6			
Dollar Amount	\$0.00	\$0.00	\$31,924.33			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	0	0				
Businesses Displaced	0	0				
Nonprofit Organizations Displaced	0	0				
Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	52	23
Number of Special-Needs households to be provided affordable housing units	0	0
Total	52	23

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	23	0
Number of households supported through The Production of New Units	1	2
Number of households supported through Rehab of Existing Units	23	15
Number of households supported through Acquisition of Existing Units	5	10
Total	52	27

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The County recognizes access to affordable housing as a major concern and has listed this as a high priority area for CDBG and HOME funds. In 2025, Dane County awarded CDBG and HOME funds to an organization to promote home ownership for first-time homebuyers of low- to moderate-income; and funds also supported organizations to assist with owner-occupied home rehabilitation projects.

Dane County plans to accomplish housing and community goals and objectives for the 2025-2029 Consolidated Plan; and we hope to address certain challenges that may arise during this time. Radon testing and mitigation continue to be a barrier for grantees. The process for Radon testing can be lengthy and costly. For housing rehabilitation and repair activities, the additional time required for the testing can be a constraint for projects that require immediate repairs. We are seeing rehabilitation of existing units take longer as agencies are having difficulty finding qualified contractors to conduct the repairs. There are also continued delays for materials that extends the process. Rental Assistance projects were postponed

for 2026, due to the delay in receiving the federal HOME award from HUD. We intend to meet the goals for 2026, and for the 2025-2029 Consolidated Plan.

Discuss how these outcomes will impact future annual action plans.

Dane County will continue to revise and modify the Request for Proposal processes in order to encourage more agencies and municipalities to apply for funding. We will also look at priority areas and where the potential gaps in funding exist, as well as how we can strive for meeting the Consolidated Plan Goals. In addition, CDBG/HOME staff will more closely support and monitor funded agencies in order to ensure that timely reporting and spending occurs. By examining labor/material costs, challenges in staffing, and construction delays, we can also help agencies adjust their timelines and budgets. New federal regulations such as Build America Buy America (BABA), radon requirements, and NSPIRE, may also financially impact the programs and cause delays.

Outcomes each year will provide valuable insight that will help Dane County address challenges and barriers for future annual action plans. Each CAPER provides us with an opportunity to prioritize project areas for the following year, and fund accordingly.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	257	1
Low-income	114	6
Moderate-income	89	4
Total	460	11

Table 13 – Number of Households Served

Narrative Information

CDBG/HOME-funded agencies are doing more outreach to extremely low-income, low-income, and moderate-income families so they are aware of the services provided through these grants and can explain eligibility. Some agencies have hosted webinars, workshops in libraries, and online trainings/presentations. The CDBG/HOME unit also has a strong collaboration with the Dane County Housing Authority and the City of Madison, where we share information and engage in joint projects that serve low- to moderate-income families.

Most individuals served through our CDBG program are through the Public Services project area. Of the individuals served through Public Services 67% were extremely low income. This reflects the level of community need and reinforces the importance of continue service delivery.

Dane County continues to provide additional outreach to existing grant recipients and municipalities to build awareness on eligibility and allowable activities of the grants, so they can share information with their communities.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Preventing homelessness has become an increasingly difficult issue in Dane County due to increasing barriers related to unemployment, low-paying jobs, limited subsidized housing units, low vacancy rate, and increasing housing costs in the market. The Dane County Continuum of Care (CoC) also known as the Homeless Services Consortium (HSC) serves as the local decision-making body for federally funded homeless assistance programs, is comprised of a number of active committees, and operates an extensive network of partner agencies working together to prevent and end homelessness. The HSC manages Dane County's Point-in-Time Count of Homelessness (PIT), which provides a snapshot of people who are experiencing literal homelessness (living on the streets or in shelter) on a given night in the community, which is conducted in January each year. In January 2024, there were 89 unsheltered individuals, 621 in emergency shelter, and 27 in transitional housing for a total of 737 served on any given night.

Institute for Community Alliances (ICA) is the hired vendor that assists the local Continuum of Care (CoC) with management and monitoring of the Housing Management Information System (HMIS) and the local Coordinated Entry system. The local CoC Coordinator is employed by the City of Madison in the CDBG Office. Each year the CoC Coordinator works with ICA and the CoC Homeless Services Consortium (HSC) Data Committee to compile all the data on homeless person collected from agencies who use the HMIS system – also known as Clarity. All the data is reported to HUD through numerous ways including but not limited to provider Annual Performance Reports (APR), CoC Consolidated Application, and uploading data into Homeless Data Exchange (HDX) 2.0 and other software related systems using HUD's fiscal year. The result provides demographic data and information on households move through the homeless system of care. These reports, as well as, information on partner agencies and services available to help address the needs of individuals experiencing homelessness, are available on the HSC website at <https://www.danecountyhomeless.org/>.

The Coordinated Entry list is one way our community measures homelessness. [Coordinated Entry](#) is a process developed by the local homeless system of care to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred and connected to housing and assistance based on their strengths and needs. Individuals who are assessed for coordinated entry must be sleeping using emergency overnight shelter or living outside (i.e., streets or in a vehicle). Shelters keep track of who utilizes shelter over night, and street outreach programs act as mobile hubs increasing coordination, collaboration and meeting regularly. The local CoC recently received funding to fund Street

Outreach Services (SOS) to coordinate outreach services. SOS is the centralized place for individuals to contact which offers support to those living in vehicles, tents, and on the streets throughout Dane County.

When individual is enrolled and identifiable data is entered into the Homeless Management Information System (HMIS) database by a shelter or outreach services, households are prioritized into different tiers based on a number of barriers and situational factors. Once the household is assessed based on data markers, if the household meets a certain threshold they then are prioritized based on the VI-SPDAT or the Vulnerability Index Service Prioritization Decision Assistance Tool assessment and placed on the Coordinated Entry List. The newly revised coordinated entry system continues to be evaluated regularly and work on plans to transition from the VI-SPDAT to a new assessment.

It is important to note that there is some missing information that is not captured in these reports. For instance, there are a few agencies in the community that do not use HMIS, including: Domestic Abuse Intervention Services, HUD Section 8 vouchers targeted to people experiencing homelessness, and faith communities or grassroots organizations. While agencies and funders collect specific information regarding individuals receiving shelter and services, little is known about the number or needs of those in Dane County who are not served by area shelters (i.e., those in need who do not seek assistance). While there are some persons who sleep in outdoor locations or in vehicles, there are many more that live temporarily with friends and relatives in overcrowded apartments or homes. Given these limitations, it is difficult to develop a complete and accurate estimate of the number of people in Dane County who do not have stable, permanent housing. It also not provide analysis or explanation for the conditions of Dane County's homeless population, or the factors contributing to their situations including those who may have not been served in emergency shelter, transitional housing or some type of permanent supportive housing in Dane County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Dane County Urban County Consortium does not receive funding through the Emergency Shelter Grants (ESG) program. However, the local community does receive EHH [Emergency Solutions Grant (ESG), Housing Assistance Program (HAP), Homelessness Prevention Program (HPP)] funding through the State of Wisconsin which is administered by the City of Madison to do similar programming. These funds are utilized by local non-profits for services such as street outreach, emergency shelter, and homelessness prevention. The Homeless Services Consortium functions (HSC) as the local Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development (HUD) as the local planning and decision-making body on programs funded with HUD's homeless assistance programs.

The HSC, Dane County, and the City of Madison worked to create a comprehensive Community Plan to prevent and end homelessness in the years of 2024-2029, called Dane Forward. Dane Forward is targeted towards the public, government officials, and nonprofit and business partners. The vision of Dane Forward is to “create a solutions-based response that deconstructs and disrupts housing inequities so everyone unhoused has a safe and stable place to thrive.” There are five main goals that the Dane Forward team identified to meet in the next five years:

1. Educate and empower the community while evaluating and addressing racial disparities in our homeless system of care.
2. Increase housing programs and solutions for residents experiencing homelessness.
3. Coordinate and strengthen the homeless response system.
4. Increase and diversify funding to expand available resources.
5. Expand regional coordination.

To access the entirety of The Plan and review how these objectives will be met, it can be found on the HSC website: <https://www.danecountyhomeless.org/governance>.

Due to barriers to housing including unemployment, low-paying jobs, limited subsidized housing units, low vacancy rates, and increasing housing costs in the market, preventing homelessness has become a prominent issue in Dane County. To ensure that individuals experiencing a housing crisis have fair and equal access to housing and assistance, the Coordinated Entry process can be used. The Coordinated Entry list can be accessed to see how Dane County measures homelessness: Our Progress (danecountyhomeless.org).

Homeless and housing programs in Dane County that report demographic data on persons served include:

- Emergency Shelter Programs (ESP)
Community Action Coalition for South Central WI (CACSCW) – Dane Supportive Services for Veteran Families (SSVF) Hotel Vouchers; Domestic Abuse Intervention Services (DAIS) – Shelter and Motel Vouchers; Porchlight - Men’s Drop-In Shelter and Safe Haven; Catalyst for Change – Emergency Weather Motel Vouchers; Equitable Social Solutions – Emergency Weather Motel Vouchers and Family Overflow; The Salvation Army - Single Women shelter, Family Shelter & Warming shelter, and Hotel vouchers; Briarpatch Youth Services – RHY Youth Shelter; The Road Home/Just Dane – Healing House, and YWCA - Family Shelter.
- Transitional Housing Program (THP)
YWCA (DAIS and UNIDOS partnership) – Empower Home; Porchlight – Veterans THP (Spring Street), Safe Haven SRO; ; Tellurian - Community Based Residential Facility (CBRF)
- Rapid Re-Housing (RRH)
Briarpatch Youth Services – Youth Housing Demonstration Project (YHDP) RRH; Outreach LGBTQ Community Center – YHDF RRH; Community Action Coalition for South Central WI (CACSCW) – CoC RRH & Supportive Services for Veteran Families (SSVF); Focus Counseling - RRH & TBRA; The Road Home – Building Futures and The Heart Room; The Salvation Army – RISE, DAWNS, TBRA, and Hearts of Hope (DV); United Way Partnership (Predolin)– YWCA Family Housing Stability Program; Urban Triage – County RRH, Unsheltered RRH, and Youth Domestic Violence (DV) RRH; WayForward – TBRA .
- Permanent Supportive Housing (PSH)
Dane County Department of Human Services (DCDHS) - Rental Assistance and Supportive Services; Housing Initiatives - Permanent Housing for Chronically Homeless; Porchlight HOSTS; Tellurian – Willy Street SRO, Enso Apartments, PHP (Permanent Housing Program) Consolidation; The Road Home - Foundations and Housing & Hope; Vivent – HaRTSS PSH, SCHIP PSH TBRA, and State HOPWA PSH.

- Other Permanent Housing (OPH)
Housing Initiatives scattered sites (Britta, Calypso, Dayton, Las Casitas, Stonebridge); Porchlight Blair Street, Truax and scattered sites; The Road Home - DCHA Ace Apartments, The Breese Apartments, Tailor Place Apartments, Fair Oaks Apartments, and Mainstream Voucher Program (MVP) Section 8 subsidy vouchers; Community Development Authority (CDA) – Emergency Housing Voucher (EHV); and Dane County Housing Authority (DCHA) – EHV; YWCA – Single Room Occupancy (SRO) for Single Women and 3rd Street.

According to the [Dane County Area Agency on Aging FY 2025-27 Aging Plan](#), one of the goals identified is to start building more system-wide partnerships with housing and homeless service providers and public agencies as a way to prevent and address homelessness for older adults. The goal aims to build these collaborative relationships to raise awareness to the needs and barriers faced by older adults and improve access to services and experiences for those navigating the housing options and the homeless system of care. These efforts include, but are not limited to, regularly attending partner meetings and becoming a member of the local Homelessness Service Consortium (HSC), being involved in a coordinated care network including information sharing, streamlined referrals and integrated case management, and continuing to research and investigate barriers to older adults' health, safety and well-being in order to advocate implementation for age-friendly services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Preventing homelessness has become an increasingly difficult issue in Dane County due to increasing barriers related to unemployment, low-paying jobs, limited subsidized housing units, low vacancy rate, and increasing housing costs in the market. In 2025, the number of households who received diversion services, financial assistance, legal support or other services to help them avoid homelessness has significantly decreased. According to The Salvation Army annual report for 2025, family shelter was able to provide 676 households (760 adults and 1101 children) diversion services avoiding utilization of the family shelter system and long waiting lists.

According to the County's 2025 report exported from the Neighborly database, \$6,781,715 in financial assistance was dispersed to 907 households. There were 641 (71%) households who fell below 30% Area Median Income (AMI) with at least 360 (40%) of those living in rural areas outside the Madison metro area. We expect 2026 the number of households who can be served with assistance to be even lower with reduction in federal funding including the elimination of the rental assistance through US Treasury. According to the [FY 2024 NOFO](#), Homeless Management Information System (HMIS) reports used by the CoC identifies households who have returned to homelessness. Several factors have been identified as a

possible cause to a return to homelessness such as eviction and criminal history, availability of subsidized housing, accessible units, and households with five or more members.

The County has a Discharge Coordination Policy for the discharge of persons from publicly funded institutions or systems of care in order to prevent such discharge from immediately resulting in homelessness for such persons, as required by 24 CFR 91.225(c)(10). The local Dane Forward: A Five-Year Plan to Prevent and End Homelessness outlines in Goal 3 to coordinate and strength the homeless response. This includes cross sector partnerships including creating coordinated discharge planning with criminal justice, treatment programs, foster care programs and group homes, and hospitals. These cross sector initiatives are currently being formed with representatives from the different sectors meeting regularly to streamline goals, workflows, and communication.

The Dane County Fair Chance Housing Fund (FCHF) was established in 2023, and has dedicated \$4 million for the production of housing units with the purpose to expand affordable housing options for households in which at least one individual has been justice involved. Meaning a household member has been formerly incarcerated or currently under probation, parole, or extended supervision. In addition, the 2024 GPR budget dedicated operating funds for an applicant or applicant's agency partner to provide supportive services for tenants across all awarded projects. Services should be focused on reentry to the community from incarceration, including building economic and housing stability with eligible tenants. These funds will be renewed through the regular service RFP process on a five-year award cycle.

In 2024 the first RFP was released and five(5) project applications were reviewed. The review team selected one project and was awarded funds for acquisition and rehabilitation of a four (4) unit, two (2) bedroom apartment complex in the City of Madison. The project closed in early February 2025, rehabilitation work took place throughout 2025 with the first tenants moving in November of 2025. Target tenant population are women with justice involvement who have recently been released from incarceration (up to 180 post release) who have been reunited with their children. The units have been filled with women and their children.

In 2025 staff took the opportunity to partner with Dane County's Office of Justice Reform, Community Justice Committee, and Juvenile Court Program to collect data, develop a better understanding of the specific needs in Dane County, and work with the Center for Justice Innovation in a national Housing Justice Peer Network to focus on solutions to the challenges.

2026 work to include a re-release of the RFP for the funds with intention from the 2025 cross-sectional work.

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Dane County Homeless Services Consortium (HSC) provides information, support, resources and data that assist homeless individuals and families in finding and transitioning to housing. In addition, the organizations listed previously help to provide shelter, transitional housing, and rapid re-entry to housing for homeless persons. The Dane County HSC, in partnership with the Tenant Resource Center (TRC), uses a Coordinated Entry approach to help prevent homelessness for persons that are housing instable. Specifically, the County's Eviction Prevention Coordinated Entry Program is operated by the (TRC) and offers both walk-in, email, and telephone assistance. Eviction Prevention Coordinated Entry (CE) is the first point of access that people should contact if they have received a notice to vacate and are at risk of being evicted from their home. Through this intake system, Eviction Prevention CE staff will determine eligibility for assistance from several participating organizations and uses an assessment tool to determine vulnerability. If a person qualifies for eviction prevention services, this intake system allows those at risk of homelessness to access assistance which is coordinated from various different sources. Eviction Prevention CE services may include financial assistance, information about tenants' rights, mediation, referrals to an attorney who specialized in housing law, and short-term housing case management. TRC continues to administer a smaller scaled Eviction Diversion and Defense Partnership (EDDP), which aims to improve housing stability for Sun Prairie area households by providing housing support, housing counseling, court navigation, mediation services, and rental assistance. They also refer eligible tenants whose housing stability is at risk to partner attorneys who provide legal representation at no cost to tenants.

The Dane County Affordable Housing Development Fund (AHDF) was established in 2015. The purpose of the AHDF is to encourage the development of affordable housing throughout Dane County by using the fund as a means to leverage additional resources from project partners. Since then, AHDF has awarded over seventy-five million dollars to more than 55 projects, and supported the creation of 3200 affordable units in Dane County. The 2026 Dane County Capital Budget includes \$20 million in the Affordable Housing Development Fund.

During the year 2025, more than \$20 million will in county funds were awarded to 6 affordable housing projects that will create 494 new affordable housing units; 374(76%) of the new units will be in the City of Madison, and 120 (24%) of the units will be located outside the City of Madison in the urban county consortium.

The list of Transitional Housing Programs (THP), Permanent Supportive Housing (PSH), Rapid Re-Housing (RRH), and Permanent Housing (PH) is mentioned in the prior question.

Preventing homelessness has become an increasingly difficult issue in Dane County due to increasing barriers related to unemployment, low-paying jobs, limited subsidized housing units, and increasing housing costs in the market. Young adults and the elderly are also at risk of becoming homeless. Per the Regional Housing Study Strategic Action Plan 2024-2028, there is a need for 13,300 additional rental units affordable to households at or below 30% of Area Median Income. Many County and community partners are working to build capacity and implement policies and programs to support access to housing and affordable housing objectives. In addition, many social service organizations are providing critical assistance to vulnerable residents and first-time homebuyers.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In 1972, the Dane County Housing Authority (DCHA) was formed with the purpose of serving low-income families in Dane County (outside the City of Madison) with affordable housing. DCHA is governed by a five-member citizen commission appointed by the Dane County Executive. The Dane County Housing Authority (WI214) owns a total of 300 units (104 Market Rate, 196 Subsidized/Affordable), listed below:

- Market: 104
- Public Housing: 86
- Tax Credit Only: 36
- HUD: 16
- RD/TC: 54
- Commercial Space: 4 (attached to TC building)

The Section 8 Housing Choice Voucher Program has 1,248 vouchers and is managed by the DCHA. Due to the COVID-19 pandemic, the DCHA administered extra vouchers to serve individuals staying in shelters or living outdoors. Currently, the DCHA is able to provide financial assistance to 1,067 low-income households in Dane County. In order to manage and maintain units, the DCHA has contracted with Wisconsin Management since 1996.

The Deforest Housing Authority (WI249) maintains 36 units of public housing. Of the 36 units, 32 of them are one-bedroom units for seniors and individuals with disabilities; 4 of them are two-bedroom duplexes for families. Ninety-two units of public housing for seniors are owned by The City of Stoughton along with USDA Rural Development. Broihahn Management & Consulting, Inc. manages these properties.

In 2020, the Dane County Housing Authority (DCHA) was awarded 153 Mainstream Vouchers given to households that have a non-elderly adult family member with a disability (DCHA 5-Year Plan 2025-2029). These vouchers were provided for eligible households on the waiting list that were currently homeless, institutionalized, or in danger of institutionalization.

In 2021, DCHA, in partnership with the Community Development Authority of the City of Madison (CDA) and the Homeless Services Consortium of Dane County (HSC), was awarded 45 Emergency Housing Vouchers (EHV) which are targeted towards families. The individuals or families who are issued vouchers have had a referral from the CDA through the HSC and are experiencing homelessness, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking,

or human trafficking. Those who have been recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability are also eligible for vouchers.

Beneficiaries of DCHA's Mainstream and Emergency Housing Vouchers have the ability to lease anywhere in Dane County without needing to report to the Madison CDA, allowing those individuals to utilize extensive social service and transportation linkages within the City of Madison. Unfortunately, the EHV one time funding is not expected to be renewed as permanent vouchers in the recent federal budget FY2026. Individuals who currently use EHV will lose their direct subsidy resulting in housing instability.

The FY2024 Notice of Funding Opportunity (NOFO) for the Dane County Continuum of Care states that preferences help to ensure that people with certain needs or circumstances have first priority for housing assistance. DCHA states that in 2023, 28% of new admissions into Public Housing or Housing Choice Voucher programs were experiencing homelessness at entry. DCHA has the following waitlist preferences:

- Residency Preference: Head-of-household, spouse, or co-head lives, works, or attends school or participates in a training program in Dane County. If you are homeless, and living in Dane County, you may be able to verify a Residency Preference by having a social worker complete and submit a Social Service Agency Residency Verification Affidavit.
- Family/Disabled/Elderly Preference: Applicants who have a minor child in the applicant household; or the head-of-household, spouse, or co-head is 62 years of age or older; or the head-of-household, spouse, or co-head qualifies as a person with a disability.
- Rent Burdened/Homeless/Victim of Domestic Abuse Preference" The applicant family household is paying more than 50% of their gross monthly family income for rent and utility cost for at least
- 90 consecutive days; or the head-of-household, spouse, or co-head is homeless and living in a public or private facility providing shelter, a motel or hotel, or is staying with other people because they are homeless (doubled-up); or the head-of-household, spouse, or co-head is a victim of a domestic-related crime.

Involuntary Displacement Preference" Applicant family has been forced from their home within the last six (6) months as a result of a federally declared natural disaster (e.g., fire or flood) and currently not living in standard permanent replacement housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Resident Advisory Board consists of residents of Dane County public housing units and meets on an as needed basis to involve residents in affordable housing issues and include residents in the decision-making process. At least one Resident Advisory Board meeting will be held to discuss the new and upcoming DCHA 5-Year Plan. Dane County also continues to encourage those in public housing to be involved in homeownership and management.

The DCHA has encouraged residents to become engaged in the upkeep of their residences by turning the responsibility for lawn mowing and yard upkeep over to those living in duplexes, townhouses, and single-

family homes. This initiative resulted in another cost savings for the housing authority. To encourage resident participation in management, the DeForest Housing Authority holds monthly meetings, open to all, for the Senior apartment complex during which needs and future plans are discussed.

Programs for DCHA's public housing residents are currently limited. However, with DCHA's goal to convert its public housing to a platform to one that would fall under the Authority's Housing Choice Voucher (HCV) Program, additional opportunities will be available. One of the [DCHA 5-Year Plan 2025-2029](#)'s goals is to promote self-sufficiency and economic opportunity. In addition, program participants fund an escrow account with HAP savings that can be used as a down payment on a home, a vehicle, debt reduction or other financial goals at program graduation. In partnership with the Community Development Authority (CDA), they are able to help meet this by expanding the Family Self Sufficiency (FSS) program. The Program Coordinating Committee has expanded membership to provide more community connections and participant resources continuing increased overall participation and additional growth planned.

Actions taken to provide assistance to troubled PHAs

In DCHA's 5-Year Plan, one of the biggest needs for residents living in public housing is better living conditions (2025-2029). Conditions of units are defined as 1. A lack of complete kitchen facilities, 2. A lack of complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%. Due to this need, one of the ongoing initiatives from 2020-2024 has been to "assess physical condition of properties and develop strategies to address and fund deferred maintenance" (DCHA 5-Year Plan 2025-2029).

The housing authority has been conducting an extensive evaluation of the physical condition of their portfolio and reinvesting in the real estate to create and maintain quality housing. DCHA commissioned a capital needs assessment of the 86 units of public housing in July of 2021 and has been working to address deferred maintenance and improve the physical condition of the housing stock. Despite challenges during COVID-19 such as limitations on physical inspections and obtaining competitive bids, they made some progress with regards to capital improvements. Through refinancing loans and grants, the housing authority has been able to make significant improvements to the properties. HUD has supplied DCHA with funds to support public housing properties, and DCHA will use these funds to continue improving the living conditions for LMI families in public housing. Capital funds from HUD as well as a grant of approximately \$2.5M from Dane County are available to continue making improvements. The REAC score for the property improved during a January 2022 HUD inspection and renovations are ongoing.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Dane County has taken several actions to address the potential barriers to affordable housing. For rental units constructed using HOME funds, Dane County requires that developers enter into a land use restriction agreement that ensures that HOME units are designated for low-income households. The HOME units are also required to meet the requirements of 24 CFR §§92.251 through §§92.253 for at least 20 years (i.e., period of affordability) from the date upon which the HOME units are available for occupancy. To ensure that these and other requirements are met regardless of the property owner, the restriction are tied to the land and are binding upon future owners during the period of affordability.

Dane County has allocated \$10 million to the Affordable Housing Development Fund (AHDF) to encourage the development of affordable housing throughout Dane County by using the fund as a means to leverage additional resources from project partners. In addition, Dane County has begun implementing its \$7 million CDBG PRO Housing grant award, with funding set aside to address zoning ordinances and land use. Grant awards to municipalities will go out in 2026.

Dane County will continue to fund a sub-recipient organization to perform fair housing services that address impediments identified in the Analysis of Impediments to Fair Housing Choice in Dane County. Applications for housing, and the resulting units, to be assisted with CDBG and HOME funds will be reviewed to assure that the housing is fully available to all residents of the community, regardless of race, color, national origin, gender, handicap, or familial status.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Dane County will continue to provide assistance funding to private sector and non-profit organizations that support the goal of increasing the availability of affordable housing units as described in the Strategic Plan section of the 2025-2029 Consolidated Plan. This includes not only affordable housing units, but also ensuring that programs maintain mortgage reduction services. In addition, Dane County published a Regional Housing Study and Strategic Action Plan 2024-2025. Our office has continued to work closely to align with the plan's goals and outcomes. Some of the underserved needs included a shortage of housing units, including rentals, and an increase in housing/rental costs.

Based on our Consolidated Plan, and Annual Action Plans, we are placing more of an emphasis on ensuring that housing is more accessible and affordable. Our division has also spearheaded tenancy addendums to prevent unnecessary evictions, as well as community education on landlord/tenants' rights. Dane County also received additional funding for the Affordable Housing Development Fund, which will allow for new construction and increased housing units for low to moderate income families.

Applications for housing, and the resulting units, to be assisted with CDBG and HOME funds will be reviewed to assure that the housing is fully available to all residents of the community, regardless of race, color, national origin, gender, handicap, or familial status. Dane County will continue to fund a sub-recipient organization to perform fair housing services that address other impediments to housing. In 2025, the \$10,000 fair housing services contract was awarded to the Milwaukee Metropolitan Fair Housing Council (MMFHC). The methods on which the services were provided by MMFHC include

Investigation and Enforcement Services; Training and Technical Assistance; and, Education and Outreach Services.

Overall, the CDBG/HOME team has become more present in the communities/municipalities so that residents and businesses are aware that these resources are available.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Dane County works to reduce lead-based paint hazards through making sure housing is lead-safe and by improving the detection and treatment of lead poisoning in children.

Dane County requires, via the agreements with subrecipients, compliance with the Lead-Based Paint requirements set forth in 24 CFR Part 35. This includes meeting the requirements for notification, identification and stabilization of deteriorated paint, identification and control of lead-based paint hazards, and identification and abatement of lead-based paint hazards. The Protect Your Family From Lead in Your Home pamphlet developed by the EPA, HUD, and the U.S. Consumer Product Safety Commission is also distributed.

Prior to funding, all housing projects undergo Program Reviews to determine the scope of the project; year the house was built (before/after 1978); type of person(s) to be occupying the house or otherwise impacted by the housing use (i.e. elderly, children under the age of 6, or others at greater risk for lead exposure). Inspectors utilize a questionnaire to determine compliance with all lead-based paint requirements, including specific requirements based on levels of rehabilitation assistance provided; furthermore, if abatement is required, contractors must hire firms that are licensed in lead abatement.

The Wisconsin Department of Health and Family Services maintains an on-line database registry of properties that have been certified as Lead-Free/Lead-Safe. This Wisconsin Asbestos and Lead Database Online, known as WALDO, is of housing (single-family and apartments) and child occupied facilities, such as day care centers, that meet the lead-free or lead-safe property standards established under the State Administrative Code.

The Public Health Department of Madison and Dane County Childhood Lead Poisoning Prevention Program works at the following goals:

- Preventing exposure to lead hazards;
- Assuring that Dane County children receive blood lead screening;
- Assisting families when a child is lead poisoned;
- Analyzing lead poisoning issues in Madison and Dane County.

The Department works to prevent lead exposure by educating Dane County residents, property owners, and contractors on the hazards of lead and ways to minimize or eliminate lead hazards. This is done through one-to-one consultation and group presentations.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Dane County will continue to support accessible and affordable housing, and prioritize services to reduce the number of poverty-level families. Services will include economic assistance for businesses, workforce development and job training, family support and social services, down-payment assistance, and access to food pantries, shelters, etc. Families and individuals will increase skill sets and access to resources that will promote further opportunities to reduce poverty.

As an example, public services programs focused on education and skills development are implemented to reduce poverty among participating families. Through GED classes offer by Literacy Network and trade training provided by the Latino Academy of Workforce Development, individuals gained access to improved job and career opportunities with higher earning potential moving them out of the poverty level category. Programs have also helped with business creation in order to help increase or sustain income levels.

Other actions include increased funding from Dane County to support Fair Chance Housing and the Affordable Housing Development Fund. Dane County also received in 2025 a federal housing grant which will allow for improved zoning and additional affordable housing developments.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Dane County, as an urban county, is well positioned to coordinate the work of public, private, and non-profit organizations through which it will carry out the Consolidated Plan and Annual Action Plan. In 2023, Dane County's Housing Access & Affordability Division has grown from 5 employees to 13 full-time employees. This is a result of Dane County's commitment to improving the internal structures and capacity in order to meet the increasing demands of affordable housing and addressing the needs of those who are homeless or at risk of being homeless. In 2025, the Division continued to strengthen positions and resources, adding a Project Position to oversee the \$7 million CDBG PRO Housing grant.

The Dane County Urban County Consortium grew to 59 participating municipalities, representing 100% of the population outside the City of Madison. These cities, villages, and towns along with various departments in Dane County will be the major public agencies responsible for administering programs covered by the Consolidated Plan.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In 2025, Dane County continued to participate as a member of the Home Buyers Round Table of Dane County, Inc., a non-profit member organization whose mission is to promote and educate the Dane County community about home ownership. Members include housing industry representatives that believe home

ownership will increase family stability and financial security; stabilize and strengthen communities and neighborhoods; and generate jobs and stimulate economic growth.

Dane County also participates in the Homeless Services Consortium (HSC) on both the Funders and Service Providers groups. The HSC has recently taken steps to strengthen outreach services by increasing coordination, collaboration and meeting regularly, and will continue these actions.

The CDBG/HOME unit is within the Dane County Department of Human Services (DCDHS). We are continually connecting with other Divisions to leverage and promote services to low- and moderate-income families. In 2025, CDBG/HOME team engaged in more meaningful discussions with Joining Forces for Families (JFF), and the Dane County Job Center (where our offices are now currently located). JFF has offices embedded within communities where social services resources may be needed the most. They offer direct support to families, and provide referrals to housing providers. The CDBG/HOME team is excited about this partnership with JFF, as it will help with outreach and information in 2025.

Our Division also continually coordinates with the Dane County Housing Authority (DCHA) as well as with homeless service providers, HSC and the City of Madison, to enhance the process of providing Emergency Housing Vouchers (EHV) (targeted towards families). Starting in 2021 there was an agreement that EHV holders may lease anywhere in Dane County without needing to port specifically Madison. This allows target populations for these vouchers to take advantage of more extensive social service and transportation linkages the City of Madison provides. Vouchers have been issued to individuals or families who are experiencing homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. Eligibility was also expanded to include those recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

Through activities mentioned in this section, combined with recent Dane County efforts and strategy action plans, the CDBG/HOME team has supported projects that reduce barriers to housing and increase accessibility. We also increased our collaborative and networking efforts with the Dane County Urban County Consortium, service providers, and community members in order to meet our goals.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Dane County continue to fund an organization to assure that the housing is fully available to all residents of the community, regardless of race, color, national origin, gender, handicap, or familial status. These fair housing services are provided to help address any impediments to housing including investigation and enforcement, training and technical assistance, and education and outreach services.

The CDBG Commission considers the recommendations from the Fair Housing Equity Analysis to develop

funding priorities as a means to address and overcome the impediments to fair housing. Recommended actions to be taken to address fair housing discrimination and complaints include: Reviewing statistics on the resolution of fair housing complaints; conducting additional publicity efforts to alert homeowners in Dane County of the services available; and working with local lending institutions and other groups to inform and educate homeowners regarding their rights.

In 2025, Dane County contracted with the Milwaukee Metropolitan Fair Housing Council (MMFHC) / Fair Housing Center of Greater Madison (FHCGM) to provide fair housing services. Services provided included:

Enforcement Program: Intake of fair housing complaints, investigative services for persons who allege housing discrimination, and referrals to attorneys and government agencies.

Training and Technical Assistance: MMFHC will make available, on a case-by-case basis, reasonable technical assistance on at least 8 occasions to Dane County residents, including housing providers and social service agencies that conduct business in the County.

Education and Outreach Services: MMFHC will conduct a minimum of two fair housing presentations, which will include information regarding all protected classes in the Dane County Fair Housing Ordinance, to housing consumer groups, social service agencies, community-based organizations, civic, neighborhood or religious groups or other organizations, as appropriate.

MMFHC and its satellite office, FHCGM, successfully met or exceeded all requirements of this contract that were within its control during this program year. Feedback received from recipients of fair housing education services and observations made by agencies such as the U.S. Department of Housing and Urban Development indicate that there is a continuous need for fair housing education and enforcement. Support for fair housing education and enforcement should only continue to grow as the population of Dane County becomes larger and more demographically diverse.

Through the MMFHC Enforcement Program, high-quality complaint intake, counseling, and investigative services are offered to complainants. Without this type of assistance, housing discrimination is far more likely to go undetected, and complainants' ability to achieve legal remedies is severely compromised. Furthermore, complaint intake and counseling provided under this grant inform complainants of all available options for legal remedy, assisting them in making decisions that will result in the best possible outcome for their individual circumstances.

In addition, through fair housing presentations, technical assistance, and dissemination of fair housing and lending information, Dane County residents are armed with knowledge of fair housing and lending laws, how to recognize and respond to discriminatory housing practices and how to file a housing discrimination complaint. This is a long-term benefit that will extend beyond the scope of the grant, ensuring equal housing opportunities countywide. Moreover, as a result of these activities, housing providers are made aware of the provisions of local, state and federal fair housing law and assisted in complying with the law. In sum, the activities performed by MMFHC and its satellite, FHCGM, under the

terms of this grant help create a more open, equitable housing market for all Dane County residents.

The full report of housing services provided during the program year by MMFHC is attached as Appendix 2 to this CAPER.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Dane County is committed to ensuring that subrecipients comply with all regulations governing their administrative, financial, and programmatic operations, as well as, achieve their performance objectives on schedule and within budget. Training of subrecipients in the rules and regulations governing the CDBG and HOME programs is an essential component. The monitoring process includes: training for subrecipients on the program rules and regulations, development of a monitoring plan, performing risk assessments to identify subrecipients that require comprehensive monitoring, development of monitoring workbooks and checklists, in-house desk audits, and on-site visits.

We were not able to conduct monitoring visits in 2025. This was due to not receiving the federal CDBG and HOME grant agreements until late 2025; and subrecipient contracts are being executed finally in early 2026. However, several of the 2025 subrecipients/activities will receive on-site monitoring based on the results of the risk assessments currently being conducted. The instrument considers the type of project, type of assistance (loan/grant), experience with CDBG/HOME programs, past performance staff experience and turnover, and recent problems.

The Subrecipient Monitoring Policy details the procedures that are followed. Essentially, once the risk assessment is completed and a draft monitoring plan is developed, the procedures include:

1. Contacting selected subrecipient(s) via telephone to explain the purpose of the visit and to arrange mutually convenient dates for the monitoring visit(s).
2. Finalizing the monitoring plan/schedule for the current year.
3. Sending formal notification letter 3 weeks in advance to confirm the date(s) and scope of monitoring; providing a description of information that will be reviewed; specifying the expected duration of the monitoring, which staff will be involved, the work space required, and members of the subrecipient's staff who will need to be available.
4. Reviewing in-house materials and sending survey requesting fiscal information to the subrecipient (if fiscal will be monitored).
5. Reviewing the subrecipient's file; IDIS data; and any other materials on hand to identify potential problem areas, as well as, areas of improved performance.

6. Holding an entrance conference on-site with the subrecipient's director and appropriate fiscal and program staff to establish a clear understanding of the purpose, scope, and schedule of the monitoring.
7. Documenting the information reviewed during the visit using the appropriate monitoring checklists and forms.
8. Conducting an exit conference with key representatives of the subrecipient to: -Present preliminary results of the visit; -Provide an opportunity for the subrecipient to correct any misconceptions or misunderstandings; -Secure additional information from subrecipient staff to clarify or support their positions; and -For any deficiency noted for which there is agreement, to provide an opportunity for subrecipient staff to report on steps they are already taking to correct the matter.
9. Drafting the monitoring letter specifying the findings and concerns.
10. Following up with the subrecipient to resolve any findings or concerns.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The CAPER identifies the Federal funds made available to further the objectives and outcomes of the Consolidated Plan, the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, and the geographic distribution and location of expenditures. Dane County provides citizens with reasonable notice and opportunity to comment on performance reports, including minorities, non-English speaking persons, and persons with disabilities, in a variety of ways including the following:

- All meetings publically noticed and open to the public.
- Minimum of two public hearings each year. 1) Review and feedback of CAPER, and 2) Feedback and input on priorities for upcoming Annual Plan, including partner agencies identified for funding.
- Notice of Public Hearings and document availability of draft reports prior to submission to HUD posted in local newspaper, posted on website, and emailed to outreach lists.
- Meetings held in handicapped accessible locations.
- Meeting locations change throughout the year to various locations around the Urban County Consortium.
- Noted on all meeting agendas is the name and phone number of the person to contact if anyone from the public needs an interpreter, translator, materials in alternate formats, or other accommodations to access the meeting, service, activity, or program.
- Applications for housing, and the resulting units, to be assisted with CDBG and HOME funds are reviewed to assure that the housing is fully available to all residents of the community, regardless of race, color, national origin, gender, handicap, or familial status.

A public hearing is scheduled for March 17, 2026 to provide citizens with information regarding the program activities and accomplishments during the 2025 program year, and to provide feedback on community needs and priorities for the upcoming grant year.

A Notice of Document Availability and Public Hearing was published in the February 15, 2025 edition of the Wisconsin State Journal notifying the public of the March 17, 2026 public hearing and indicating that the draft version of the Consolidated Annual Performance Evaluation Report (CAPER) would be available on the Dane County CDBG/HOME web site, as well as, hard copies available from the Housing Access and Affordability Office, 1819 Aberg Ave, Madison. Public Comments on the 2025 CAPER are accepted electronically via email to cdbg@danecounty.gov and during the hybrid hearing on March 17th.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

2025 was the first year in our 2025-2029 Consolidated Plan. There were no changes in program objectives. However, we will continue to focus on meeting annual goals for public facilities/infrastructure, and housing access by working more closely with the funded programs to ensure benchmarks are realistic. As additional technical assistance is provided, we will help the programs adjust and/or make modifications to the programs in order to meet the goals. All programs serve low- to moderate-income families, and there is clearly a need to continue the work. Other institutional challenges may need to be addressed as noted in the prior section: loan approval, finding adequate housing, and construction/materials availability and costs. Dane County will also rely on the 2025-2029 Consolidated Plan goals and objectives to help guide our future work.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The HOME requirements at 24 CFR 92.504(d) specify a minimum requirement that rental housing units assisted with HOME funds be inspected on the following basis based upon the number of total units in the project:

1-4 units must be inspected at least once every 3 years;

5-25 units must be inspected at least once every 2 years; and

26 or more units must be inspected at least once annually.

In the third, and fourth quarters of 2025, Dane County inspected all 10 rental housing projects (Elven Sted, Heritage, Limerick, Limestone, Madison & Main, Oak Ridge, Novation Senior Apartments, and Pheasant Ridge Apartments, Boadway Lofts, Sky Ridge Apartments) by a third-party inspector and the CDBG/HOME Program Specialist.

A summary of the issues that were detected during the inspection were non-working fire doors in common areas, missing GFCI outlets, missing or non-working CO2 monitors. All units that failed the National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection report were required to fix the items and a subsequent NSPIRE inspection confirmed failed units were now in compliance. One complex had a common area deficiency that due to weather was unable to be fixed in 2025 and the complex is expected to be inspected again in the first half of 2026.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Dane County has adopted an Affirmative Marketing Plan for rental and homebuyer projects containing 5 or more HOME assisted housing units. Dane County's Affirmative Marketing Plan requires that all subrecipients of HOME funding submit an affirmative marketing plan that includes the following:

1. Methods for informing the public, owners, and potential tenants about Federal fair housing laws and their fair housing policy (e.g., use of commercial media, use of community contacts, use of the Equal Housing Opportunity logo or slogan in press releases, solicitations to owners, and written communication);

2. Requirements and practices each owner must adhere to in order to carry out affirmative marketing procedures and requirements;
3. Procedures to be used by owners to inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach (e.g., use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies);
4. Addresses the items in CFR 92.351.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In 2025, Dane County received \$171,579.19 in CDBG program income and \$104,133.10 in HOME program income (including PI, HP and IU). Program income on-hand is paid out to projects before entitlement funds for new and existing projects each year. Program income received was used for all project areas, and was not necessarily dedicated to a specific program or agency.

For housing-related projects (rehabilitation, mortgage assistance, homebuyer), 30.77% were extremely low income, 23.08 were low income, and 42.31% were moderate income.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

In 2025, Dane County undertook the following activities to foster and maintain affordable housing:

- Provided mortgage reduction assistance to 14 first-time homebuyers (2 are from the Homebuilding Project).
- Assisted 15 low-and-moderate-income households with major and minor home repairs.
- Provided housing counseling to 14 participants and their families (2 are from the Homebuilding Project).
- Served as one of the sponsors of the Home Buyer's Round Table (<http://homebuyersroundtable.org>). The Home Buyers Round Table is a non-profit membership organization that is comprised of representatives from the private sector, non-profit groups and local government who share a common goal of promoting homeownership through education. The organization focuses primarily on first time home buyers and low to moderate-income families. The Home Buyers Round Table sponsors community home buyer classes, a website filled with valuable resources, and a membership committed to meeting the needs of those interested in pursuing homeownership.
- Funded a sub-recipient organization- Metropolitan Milwaukee Fair Housing Council (MMFHC) - to carry-out fair housing services in the Urban County Consortium. Services included Investigation and Enforcement Services; Training and Technical Assistance; and, Education and Outreach Services. The report is an Appendix to the CAPER.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding child care.	0	0	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

Table 15 – Qualitative Efforts - Number of Activities by Program



Dane County Urban County Consortium

(As of October 1, 2025)

There are 59 municipalities in the Dane County Urban County Consortium. These municipalities include:

Town of Albion	Village of McFarland
Village of Belleville	Town of Medina
Town of Berry	City of Middleton
Town of Black Earth	Town of Middleton
Village of Black Earth	City of Monona
Town of Blooming Grove	Town of Montrose
Town of Blue Mounds	Village of Mount Horeb
Village of Blue Mounds	Town of Oregon
Town of Bristol	Village of Oregon
Village of Brooklyn	Town of Perry
Town of Burke	Town of Pleasant Springs
Village of Cambridge	Town of Primrose
Town of Christiana	Village of Rockdale
Town of Cottage Grove	Town of Roxbury
Village of Cottage Grove	Town of Rutland
Town of Cross Plains	Village of Shorewood Hills
Village of Cross Plains	Town of Springdale
Town of Dane	Town of Springfield
Village of Dane	City of Stoughton
Town of Deerfield	City of Sun Prairie
Village of Deerfield	Town of Sun Prairie
Village of DeForest	Town of Vermont
Town of Dunkirk	City of Verona
Town of Dunn	Town of Verona
City of Edgerton	Town of Vienna
City of Fitchburg	Village of Waunakee
Village of Maple Bluff	Town of Westport
Village of Marshall	Village of Windsor
Town of Mazomanie	Town of York
Village of Mazomanie	

All municipalities in Dane County are members of the Dane County Urban County Consortium, with the exception of the City of Madison, which receives CDBG funding directly from HUD.

Final Report
2025 Fair Housing Services
Fair Housing Center of Greater Madison
January 1 – December 31, 2025

Submitted by:
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INTRODUCTION

Under the terms of 2025 Community Development Block Grant Agreement Number (B-25-UC-55-0003), the Metropolitan Milwaukee Fair Housing Council provided a range of fair housing services to Dane County through its satellite office, the Fair Housing Center of Greater Madison (FHCGM). Per the Agreement, services included fair housing enforcement activities, technical assistance, and education and outreach activities; each of these program areas are described in more detail in subsequent sections of this report.

ENFORCEMENT SERVICES

I. Complaint Intake and Counseling Services

MMFHC conducted intake of one (1) fair housing complaint under the terms of this contract during December 2025. This complaint was filed on the basis of disability. During the entire program year, MMFHC conducted intake of eight (8) fair housing complaints under the terms of this contract. These eight (8) complaints were based on the protected classes shown in the table below.¹

Protected Class	No. of Complaints
Disability	4
Lawful Source of Income	1
Race	3
Receipt of Rental Assistance	2

All of these complaints have been closed as of the date of this report. All complainants received technical assistance regarding their fair housing rights under applicable federal, state, and local fair housing laws, as well as technical assistance specific to the nature of their complaint.

II. Case Management Services

Under the terms of this contract, MMFHC provides comprehensive case management services to fair housing complainants. MMFHC staff provide technical assistance on fair housing laws and remedies, advise clients of their options to pursue administrative or judicial remedies for possible violations of fair housing laws, coordinate case status meetings, and provide assistance to attorneys.

¹ Complainants may allege discrimination based on multiple protected classes, so the number of complaints received may be less than the total number of allegations by protected characteristic.

MMFHC provided one (1) instance of case management services to complainants under the terms of this contract during December 2025. During the entire 2025 grant year, MMFHC provided case management services to complainants on 43 occasions. This counseling occurred either in place of taking a complaint, prior to the closing of a complaint file, or as a precursor to an offer of assistance in filing a complaint.

Case management services offered to complainants may include technical assistance regarding federal, state, and local laws protecting individuals on the bases of disability and race; state and local protections on the bases of lawful source of income and receipt of rental assistance; complainants' rights to file administrative complaints with federal, state, and local enforcement bodies; and referrals to multiple resources that may be able to assist complainants who are facing both fair housing and non-fair housing issues.

These services yield multiple benefits, particularly to complainants who are not familiar with the administrative or judicial process. First, MMFHC access to information on pleadings, briefs, conciliations, settlements, and awards, as well as legal reporting services and research studies, benefited complainants with regard to understanding the increasing complexity of the nature of housing discrimination. Second, with multiple filing options available, complainants are better able to make informed decisions regarding the options with which they are most comfortable. Third, when complaints were referred to other agencies, ongoing communication was maintained with complainants who were not represented by counsel, assisting them in making more informed decisions throughout the administrative and/or legal process.

EDUCATION AND OUTREACH SERVICES

III. Fair Housing Presentations

As part of the contracted activities, FHCGM was to conduct two (2) fair housing presentations to consumer groups, social service agencies, community-based organizations, and/or civic, neighborhood, faith-based organizations in Dane County.

FHCGM did not conduct any fair housing presentations under the terms of this contract during December 2025. During the entire 2025 program year, FHCGM conducted six (6) fair housing presentations for a total of 146 attendees, three times the annual goal for this program activity.

FHCGM's presentations typically include the following topics:

- MMFHC/FHCGM's mission, programs, and history
- Purposes and provisions of local, state, and federal fair housing laws
- Contemporary forms of illegal discrimination in the housing market
- Red flags that may indicate the presence of illegal housing discrimination, predatory lending or mortgage rescue scams
- Remedies available to people who have experienced illegal housing discrimination
- How complaints of illegal discrimination are investigated

In addition, FHCGM staff are available to respond to follow-up inquiries from audience members.

Presentations to housing consumers and staff who serve consumers extend the reach of fair housing information and services and effectively increase the capacity of the host organizations to provide essential services to their clients, members or constituents. In turn, the clients, members or constituents of these groups are better able to understand their fair housing rights and empowered to seek legal remedy if they experience a violation of fair housing laws.

IV. Distribution of Written Materials

Throughout the 2025 contract year, FHCGM was to distribute updated outreach materials that incorporated information on federal, state, and local fair housing laws, as well as FHCGM's programs and services.

These materials included FHCGM's brochures concerning federal, state, and local fair housing protections. In addition, FHCGM distributed various informational materials regarding specific forms of housing discrimination and common fair housing issues faced by vulnerable populations. These materials provide information regarding protections on the bases of sexual orientation and gender identity/expression, familial status discrimination and reasonable occupancy policies for rental units, fair housing protections for recipients of rental assistance, and reasonable accommodations related to service and assistance animals in housing. These items provide a comprehensive overview of fair housing issues and how victims of unlawful housing discrimination can seek assistance.

FHCGM distributed a total of 126 fair housing materials to two (2) entities on two (2) occasions under the terms of this contract during December 2025. On December 12, 2025, FHCGM distributed 63 informational materials to both WayForward Resources (Middleton) and the Deerfield Community Center (Deerfield). Each of these organizations received 10 general fair housing brochures containing information about federal, state, and local protections, 10

brochures regarding familial status protections for families with children, 10 brochures concerning service and assistance animals in housing, 10 brochures regarding illegal discrimination in the home appraisal market, 10 brochures concerning the fair housing rights of LGBTQ+ individuals, 10 brochures concerning illegal discrimination faced by families utilizing rental assistance, and three (3) business-sized cards containing information about fair housing protections and MMFHC's services.

During the entire 2025 contract period, FHCGM distributed fair housing informational materials on a total of 19 occasions to 18 entities that provide services throughout Dane County, thus exceeding the annual goals for this program activity.

Materials were distributed to the following entities:

1. Centro Hispano
2. Community Action Coalition of South Central Wisconsin
3. Cornerstone Community Center
4. Dane County Housing Authority
5. Deerfield Community Center
6. Domestic Abuse Intervention Services (DAIS)
7. Home Buyers Roundtable of Dane County
8. Illuminus
9. Jewish Social Services
10. JustDane
11. Middleton Senior Center
12. NewBridge – East/Monona Office
13. Padres y Hijos en Acción
14. Stoughton Area Senior Center
15. Stoughton Area Resource Team, Inc.
16. Tenant Resource Center
17. WayForward Resources
18. YWCA Madison

In total, FHCGM distributed a total of 1,735 fair housing informational materials to these 18 organizations and groups during the 2025 program year. Materials were distributed in English and Spanish.

V. Technical Assistance

As a part of this contract, FHCGM was also to provide direct assistance, consultation, and specific information on fair housing laws to housing consumers, housing providers, social service agencies, government entities, businesses, civic groups, faith-based organizations, educational institutions, and professional trade groups in Dane County.

MMFHC's provision of comprehensive technical assistance to fair housing complainants was described separately in an earlier section of this report. MMFHC did not provide additional technical assistance under the terms of this contract in December 2025.

During the entire 2025 program year, MMFHC provided technical assistance under the terms of this contract on a total of four (4) occasions (in addition to technical assistance provided to fair housing complainants), as summarized in the table below.

Date	Type of Technical Assistance
2/26/2025	Provided technical assistance to the Dane County Executive's Office concerning the nature of housing discrimination in Dane County.
4/9/2025	Provided technical assistance to a housing provider regarding local fair housing protection on the basis of political beliefs.
5/28/2025	Provided technical assistance to a housing consumer regarding a reasonable accommodation involving multiple assistance animals.
9/30/2025	Provided technical assistance to a housing provider regarding documentation of disability and need to support a consumer's request for a reasonable accommodation.

Technical assistance can include clarification of fair housing laws, information on legal and administrative interpretations of fair housing laws, information on the nature and extent of housing discrimination and residential segregation, demographic data, and other topics as appropriate.

VI. Referral of Non-Fair Housing Related Inquiries

FHCGM also provided housing information and referral services to individuals with non-fair housing related inquiries throughout the 2025 program year. Examples of non-fair housing inquiries include questions or concerns about tenant rights, subsidized housing, financial assistance, health or safety concerns in housing, and/or evictions.

FHCGM did not conduct non-fair housing referrals under the terms of this contract in December 2025. During the entire 2025 grant period, FHCGM provided information and referral services on a total of 26 occasions.

FHCGM maintains an extensive list of community resources and is able to provide individuals with appropriate and informed referrals based on a wide range of topics. In addition to appropriate referrals to community resources, all callers also received basic information about fair housing protections delineated under federal, state, and local law, as well as programs and services offered by MMFHC.

VII. Other Outreach Contacts

To supplement and augment the outreach activities described in earlier sections of this report, FHCGM conducted additional community outreach contacts with organizations and agencies serving the Dane County Jurisdiction.

FHCGM did not conduct any additional outreach activities under the terms of this contract during December 2025. During the entire 2025 contract year, FHCGM conducted a total of 21 community outreach contacts with 13 unique organizations and agencies throughout Dane County. Outreach contacts were conducted with the entities listed below:

1. Access to Independence
2. Apartment Association of South Central Wisconsin
3. Community Action Coalition of South Central Wisconsin
4. Community Shares of Wisconsin
5. Dane County Affordable Housing Action Alliance
6. Dane County Executive's Office
7. Dane County Planning and Development
8. Homeless Services Consortium of Dane County
9. Illuminus
10. REALTORS Association of South Central Wisconsin
11. Tenant Resource Center
12. Wisconsin Department of Agriculture, Trade, and Consumer Protection
13. YWCA Madison

During these contacts, FHCGM staff provided information to these entities and/or the general public about their rights and responsibilities under fair housing law. These contacts result in increased knowledge of the protected classes under local, state and federal fair housing law and the ability to seek appropriate resources for fair housing issues.

CONCLUSION

During the program year thus far, FHCGM has conducted a comprehensive array of fair housing enforcement and outreach activities serving individuals and organizations throughout the Dane County jurisdiction.

Under the terms of this contract, FHCGM/MMFHC anticipated serving a combined total of at least 150 beneficiaries throughout the grant period. FHCGM/MMFHC provided fair housing services to a total of 258 beneficiaries in 2025, greatly exceeding this annual goal. These beneficiaries included eight (8) fair housing complainants, 43 recipients of case management services, 26 beneficiaries of information and referral services, four (4) recipients of technical assistance services, 146 fair housing presentation attendees, 18 recipients of fair housing materials, and 13 unique recipients of community outreach contacts.

The activities conducted under this grant ensure the provision of comprehensive fair housing services to Dane County residents and other Dane County stakeholders in several ways.

For instance, through the MMFHC Enforcement Program, high-quality investigative services were offered to complainants. Without this type of assistance, housing discrimination is far more likely to go undetected, and complainants' ability to achieve legal remedies is severely compromised. Further, complaint intake, counseling and referral services provided under this grant informed complainants of all available options for legal remedy, assisting them in making decisions that will result in the best possible outcome for their individual circumstances. Comprehensive referral services offered to individuals with non-fair housing inquiries further ensured that those who seek assistance from FHCGM/MMFHC had increased access to other useful resources available to Dane County residents in need.

Through the provision of technical assistance, fair housing presentations, and other community outreach contacts, other beneficiaries served under this contract are armed with knowledge of fair housing and lending laws, how to recognize and respond to discriminatory housing practices, and how to file a housing discrimination complaint. Moreover, as a result of these activities, housing providers were made aware of the provisions of federal, state, and local fair housing law and were assisted in complying with the law.

In sum, the activities performed by FHCGM/MMFHC under the terms of this grant supported progress toward a more open, equitable housing market in Dane County.