

# DRAFT



## DANE COUNTY CONSOLIDATED PLAN 2025 - 2029



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In gratitude to Kristina Dux, Shannon Skinner, and Hannah Lough for their contributions to the Consolidated Plan.



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## I. Executive Summary

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### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

**NOTE:** *The 2025-2029 Consolidated Plan is in draft format. Data and funding levels may be modified or changed for the final report.*

This Consolidated Plan provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, by the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan is for the period of January 1, 2025 through December 31, 2029.

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,
- Providing a suitable living environment, and
- Expanding economic opportunities.

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

- Benefit to low and moderate-income persons,
- Aid in the prevention or elimination of slums or blight; 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.

Four categories can be used to meet the LMI national objective:

1. Area benefit activities (LMA)
2. Limited clientele activities (LMC)
3. Housing activities (LMH) or
4. Job creation or retention activities (LMJ)

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

### Overview

Dane County expects to receive approximately \$1.8 million annually from HUD through the CDBG and HOME programs over the next five years. These funds, along with any program income earned and prior year resources, will be used to leverage other public and private resources in the housing, public facilities, public services, and economic development areas. Other state and federal grants received by our office in 2025 will allow us to serve more low- to moderate-income persons, and help to meet the demands of affordable housing. Lastly, Dane County has allocated more funding to the Affordable Housing Development Fund and Fair Chance Housing. The additional funding, combined with other County strategic plans, will strengthen our ability to meet the objectives and outcomes in this plan.

The following table provides a summary of the goals of the CDBG and HOME programs over the next five years, using average estimates of funding:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase access to affordable quality housing	2025	2029	Affordable Housing	Dane County Urban County Consortium	Housing Availability/Affordability	CDBG: \$2,473,051 HOME: \$1,051,047 HOME ARP \$1,917,059	Homeowner Housing Added: 4 Units Homeowner Housing Rehabilitated: 50 Units Mortgage Assistance: 20 Households TBRA/Rapid Rehousing: 39 Households Rental Construction: 1 Household Unit
2	Expand economic opportunities for LMI persons	2025	2029	Non-Housing Community Development	Dane County Urban County Consortium	Economic Opportunity	CDBG: \$1,051,047	Jobs created/retained: 60 Jobs Businesses assisted: 200 Businesses
3	Assure access to public services for LMI persons	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dane County Urban County Consortium	Public Services Accessibility	CDBG: \$927,394	Public Service Activities: 1,250 Persons Assisted
4	Improve public facilities/develop infrastructure	2025	2029	Non-Housing Community Development	Dane County Urban County Consortium	Public Facilities & Infrastructure	CDBG: \$680,089	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
5	Strong Program Planning and Administration	2025	2029	Planning and Administration	Dane County Urban County Consortium	Planning and Administration	CDBG: \$1,109,080 HOME: \$269,811	Program planning and administration of CDBG and HOME grants.
6	Urgent Need Response to Natural Disasters	2025	2029	Non-Housing Community Development Urgent Need	Dane County Urban County Consortium	Urgent Need	CDBG: \$277,270	Reserved for Urgent Need or Disaster funding - TBD
7	CHDO	2025	2029		Dane County Urban County Consortium	CHDO	HOME: \$404,716	Community Housing Development Organization - TBD

### Goals Summary Information

## 3. Evaluation of past performance

Dane County strives to continually improve the performance of its operations and those of its funded subrecipient agencies. A detailed summary of the County's evaluation of past performance may be found

in the Consolidated Annual Performance and Evaluation Report (CAPER) available on the County web site at: [cdbg.countyofdane.com/reports](http://cdbg.countyofdane.com/reports).

#### **4. Summary of citizen participation process and consultation process**

Citizen participation and consultation in the development of Dane County's 2025-2029 Consolidated Plan included the following:

1. A Community Survey in partnership with the City of Madison, with over 1,000 respondents representing community members, municipalities, and professionals working across the housing, human services, and community development spectrum in the public, private, and non-profit sectors. The partners provide services throughout Dane County serving the needs of diverse low-income and vulnerable populations. Residents/community members also provided input for needs and priorities in Madison and Dane County.
2. A direct in-person survey at Badger Prairie Needs Network conducted twice during busy food pantry hours, with 100 residents in Madison and Dane County responding and providing input on housing and public services needs.
3. Three focus groups/engagement meetings conducted in September 2024 to gather input on funding priorities for main CDBG/HOME project areas, such as new housing, mortgage and rental assistance, economic assistance, public services and public facilities and infrastructure. Attendees represented diverse groups including housing providers, homeless service organizations, and community and economic development agencies.
4. Consultation with 7 Dane County Urban County Consortium municipalities to discuss current and future efforts related to the CDBG/HOME project areas, and affordable housing.
5. Meetings with the City of Madison Community Development Division staff to coordinate efforts and discuss emerging needs in the community.
6. Public hearings held during numerous publicly-noticed CDBG Commission meetings to solicit input from residents on ongoing housing and community development needs in Dane County. The CDBG Commission hosts monthly public meetings, as well as public hearings for input twice a year at locations throughout the County accessible for persons with disabilities.
7. The first draft of the 2025-2029 Consolidated Plan (Plan) was made available to the public on April 8, 2025 with a Notice of Public Hearing and electronic copy of the draft document posted on the Dane County CDBG website ([cdbg.danecounty.gov](http://cdbg.danecounty.gov)) and hard copies available at the Housing Access and Affordability Division Office located at 210 MLK, Jr. Blvd., Madison, WI 53703. An announcement of the Plan and Notice of Public Hearing for Citizen Input on the Plan was published in the WI State Journal on February 15, 2025. Information on the document and links to the Plan were sent to the 56 participating municipalities; past and presently funded sub-recipient agencies; local Chambers of Commerce; and to a network of local housing and community development organizations.

8. A second publicly-noticed Public Hearing is scheduled for Summer of 2025 to gather citizen input on the final version of the Consolidated Plan at the CDBG Commission meeting. Finally, a meeting of the Dane County Board of Supervisors will be held to approve the Plan. Public comments will continue to be accepted by the County through the CDBG Commission Public Hearing. Copies of the announcement published in the WI State Journal; Public Hearing meeting minutes; and Dane County's Citizen Participation Plan are included as attachments in Appendix B- Grantee Unique Appendices.

## **5. Summary of public comments**

The County completed outreach to local nonprofits, stakeholder organizations, neighborhood groups and residents, community funders, housing providers, community leaders and residents who access public services. A wide array of comments were provided at these meetings, the focus groups, and through the community and partner surveys. This input provided the foundation for the development of the priorities, goals and objectives of the Plan. Comments will be received during the public comment period and at the CDBG Commission public hearings.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted, as of the date of this draft Plan.

## **7. Summary**

The 2025-2029 Dane County 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.



## II. The Process

### PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DANE COUNTY	
CDBG Administrator		DCDHS- Housing Access and Affordability Division
HOPWA Administrator		
HOME Administrator		DCDHS- Housing Access and Affordability Division
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

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.

Dane County, specifically the Department of Human Services- Housing Access and Affordability Division, is the lead agency responsible for overseeing the development of the plan for the Dane County Urban County Consortium.

The Dane County Urban County Consortium, as of 2025, includes 56 participating municipalities representing slightly over 95% 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. For a list and map of the 56 participating municipalities, please visit the Dane County CDBG website at [cdbg.danecounty.gov](http://cdbg.danecounty.gov).

Private agencies that help to carry out the Annual Plan are typically selected as subrecipients through a Request-for-Proposal (RFP) process. If there are no respondents to an RFP, then Dane County purchasing standards allow a subrecipient to be selected by either re-issuing the RFP or by selecting the subrecipient on the open market.

The program is overseen by the Community Development Block Grant Commission and the federal Department of Housing and Urban Development (HUD).

## **Consolidated Plan Public Contact Information**

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DRAFT

## 1. Introduction

Consultation in the development of this Plan was achieved through a variety of strategies including public hearings, focus group/engagement meetings with public and private/non-profit organizations, community surveys, and direct correspondence. All efforts were made to contact appropriate parties and obtain thorough input. These consultations, in conjunction with participation from citizens, provided the direction and scope for this Plan.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The Dane County Comprehensive Plan adopted October 18, 2007 (updated 2016) with extensive community input provides an overarching umbrella for the myriad of plans at the local municipality and County level. This plan includes overall goals for housing, transportation, utilities and public facilities, economic development, land use, and more. In addition, Dane County recently released its Regional Housing Study Strategic Action Plan 2024-2028. This plan incorporates Dane County's CDBG/HOME and Housing Stability teams into the strategies as well as the implementation pieces throughout the next 5 years. Coordination between housing providers, government agencies, and mental health services will occur on a regular basis to implement the action items and activities.

The Dane County CDBG Commission, comprised of diverse membership including elected officials, community members and services agencies, identifies and promotes opportunities that benefit residents, businesses, communities, and agricultural enterprise in Dane County. This group provides oversight on the implementation of the Consolidated Plan, as well as provides input on the annual action plans and funding allocations that support overall housing affordability and accessibility, economic and community development, and public services.

In 2024, 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 continues to participate in the Homeless Services Consortium on both the Funders and Service Providers groups. Lastly, Dane County's Joining Forces for Families (JFF) employs social workers embedded in communities to provide direct services to individuals and families. The CDBG/HOME team connects with JFF on a quarterly basis to discuss housing and community needs, networking opportunities, and collaboration on projects.

In 2025, Dane County coordinated with the City of Madison to conduct community surveys to gather input on the housing affordability and accessibility needs, public services, and community and economic development in Dane County. Dane County also hosted three consultation and engagement (focus group) meetings, in which housing and service providers, developers, and public agencies were able to share information and coordinate on activities for the Consolidated Plan. Lastly, public hearings and meetings were held to solicit input from the public. Information from surveys and engagement meetings was collected from April – December 2024; with public comment in the Spring of 2025. The meetings were held at various locations throughout the County, and all meetings were accessible to persons with disabilities. A summary of the comments/findings from group participants can be found in Appendix A.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

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. 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 local homeless system of care is able to assess the needs of those experiencing homelessness in large part by using an approach known as Coordinated Entry (CE). CE is a process developed by the local CoC to ensure that people experiencing a housing crisis have fair and equal access to housing services and assistance. Households who are identified and assessed as those who are the most vulnerable in the community are served with assistance first. This includes individuals who have been sleeping in Emergency Shelter, outside, or in a vehicle, and have experienced long-term homelessness. Currently, the tool utilized in Dane County to identify and prioritize those individuals is called the VI-SPDAT or the Vulnerability Index Service Prioritization Decision Assistance Tool; however, the CoC is planning to transition to a new assessment in the near future.

The 2019-2020 annual report on homeless services presents data that is entered into the Homeless Management Information System (HMIS). HMIS collects real-time data from agencies that operate nearly all of the homeless programs in Dane County. The CoC’s annual report, and data contained within it, are submitted to the Department of Housing and Urban Development (HUD). The full report can be accessed at <https://www.danecountyhomeless.org/annualreports>.

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 its inception in 2015, the

AHDF has awarded over fifty-six million dollars to more than 38 projects, and supported the creation of 2922 affordable units in Dane County. The 2025 Dane County Capital Budget includes \$20 million in the Affordable Housing Development Fund.

In 2024, more than \$16 million will in county funds were awarded to 8 affordable housing projects that will create 444 new affordable housing units; 272 of the new units will be in the City of Madison, and 172 of the units will be located outside the City of Madison in the urban county consortium.

The Dane County Fair Chance Housing Fund (FCHF) was established in 2023. The purpose of the FCHF is to expand affordable housing options for households in which at least one individual has been criminal justice involved; meaning a household member has been formerly incarcerated or currently under probation, parole, or extended supervision.

The 2023 Dane County Capital Budget has dedicated \$4 million to produce units for the Fair Chance Housing Fund. In addition, the 2024 GPR budget dedicated up to \$217,500 in operating funds for an applicant or applicant's agency partner to provide supportive services for tenants in awarded projects. In 2024 the first RFP was released and 5 project applications were reviewed. One project was awarded funds for acquisition and rehabilitation of a four plex in the City of Madison. That project closed in early February 2025, with lease up anticipated later this year.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

N/A

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 - Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	COMMUNITY ACTION COALITION OF SOUTH CENTRAL WISCONSIN
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Dane County CDBG/HOME staff performed outreach and consultation with a variety of community groups and stakeholders in 2024 in order to receive input into needs and priorities for housing, economic/business development, and public services. Community surveys, engagement meetings and public hearings and meetings were held. During the direct consultation and/or focus groups/engagement meetings, participants discussed priority needs and funding allocations for the next 5 years and beyond in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan, and allowed the CDBG/HOME team to further develop a stronger partnership with the agency.  CAC has also been a grant recipient, so our partnership is ongoing.

2	<b>Agency/Group/Organization</b>	Domestic Abuse Intervention Services (DAIS)
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DAIS was consulted as part of the non-homeless special needs assessment and special needs facilities and services sections to provide insight on the characteristics and needs of domestic violence survivors and their families.
3	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF DANE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Dane County CDBG/HOME staff performed outreach and consultation with a variety of community groups and stakeholders in 2024 in order to receive input into needs and priorities for housing, economic/business development, and public services. Community surveys, engagement meetings and public hearings and meetings were held. During the direct consultation and/or focus groups/engagement meetings, participants discussed priority needs and funding allocations for the next 5 years and beyond in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan, and allowed the CDBG/HOME team to further develop a stronger partnership with the agency.</p> <p>Habitat for Humanity is a strong partner of Dane County.</p>
4	<b>Agency/Group/Organization</b>	Just Dane
	<b>Agency/Group/Organization Type</b>	Support network for returning prisoners
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Just Dane was contacted as part of the non-homeless special needs assessment and special needs facilities and services sections to provide insight on the needs of returning prisoners from federal and state institutions.
5	<b>Agency/Group/Organization</b>	Madison Area Community Land Trust
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MACLT was consulted as Dane County further researches land and build opportunities. Dane County CDBG/HOME staff performed outreach and consultation with a variety of community groups and stakeholders in 2024 in order to receive input into needs and priorities for housing, economic/business development, and public services. Community surveys, engagement meetings and public hearings and meetings were held. During the direct consultation and/or focus groups/engagement meetings, participants discussed priority needs and funding allocations for the next 5 years and beyond in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan, and allowed the CDBG/HOME team to further develop a stronger partnership with the agency.
6	<b>Agency/Group/Organization</b>	MOVIN OUT, INC
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency as part of regular communication and coordination of the County's Housing Initiative efforts to collect comments on needs/trends/priorities for Dane County. Movin' Out continues to be a strong partner with Dane County, and is a valuable resource for housing needs and support.
7	<b>Agency/Group/Organization</b>	WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from this agency attended the focus group engagement meeting. Improved coordination will continue as it relates to new affordable housing developments in Dane County.
8	<b>Agency/Group/Organization</b>	OPERATION FRESH START
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency as part of regular communication and coordination of the County's Housing Initiative efforts to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
9	<b>Agency/Group/Organization</b>	MADISON DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Dane County CDBG/HOME staff performed outreach and consultation with a variety of community groups and stakeholders in 2024 in order to receive input into needs and priorities for housing, economic/business development, and public services. Community surveys, engagement meetings and public hearings and meetings were held. During the direct consultation and/or focus groups/engagement meetings, participants discussed priority needs and funding allocations for the next 5 years and beyond in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan, and allowed the CDBG/HOME team to further develop a stronger partnership with the agency.</p>
10	<p><b>Agency/Group/Organization</b></p>	<p>URBAN TRIAGE</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Services - Housing  Services-Children  Services-Education  Services-Employment  Service-Fair Housing</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Non-Homeless Special Needs  Market Analysis</p>

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Dane County CDBG/HOME staff performed outreach and consultation with a variety of community groups and stakeholders in 2024 in order to receive input into needs and priorities for housing, economic/business development, and public services. Community surveys, engagement meetings and public hearings and meetings were held. During the direct consultation and/or focus groups/engagement meetings, participants discussed priority needs and funding allocations for the next 5 years and beyond in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan, and allowed the CDBG/HOME team to further develop a stronger partnership with the agency.</p> <p>Urban Triage has been a grant recipient and partner of Dane County. Their feedback and consultation is ongoing.</p>
11	<b>Agency/Group/Organization</b>	Boys & Girls Club of Dane County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency as part of regular communication and coordination of the County's Housing Initiative efforts to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
12	<b>Agency/Group/Organization</b>	DANE COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency as part of regular coordination of the County's Housing Initiative's team to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.  This agency is continually consulted with for local housing needs and support, and a partner in implementing funding for those experiencing homelessness.
13	<b>Agency/Group/Organization</b>	The Road Home Dane County Inc
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency as part of regular coordination of the County's Housing Initiative's team to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
14	<b>Agency/Group/Organization</b>	WISCONSIN WOMENS BUSINESS INITIATIVE CORP INC
	<b>Agency/Group/Organization Type</b>	Services-Employment Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-housing community development strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency many times throughout 2024 to collect comments on needs/trends/priorities for Dane County. WWBIC also presented information to the CDBG Commission, and is a strong partner of Dane County.
15	<b>Agency/Group/Organization</b>	BAYVIEW FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Dane County CDBG/HOME staff performed outreach and consultation with a variety of community groups and stakeholders in 2024 in order to receive input into needs and priorities for housing, economic/business development, and public services. Community surveys, engagement meetings and public hearings and meetings were held. During the direct consultation and/or focus groups/engagement meetings, participants discussed priority needs and funding allocations for the next 5 years and beyond in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan, and allowed the CDBG/HOME team to further develop a stronger partnership with the agency.
16	<b>Agency/Group/Organization</b>	Forward Community Investments
	<b>Agency/Group/Organization Type</b>	Civic Leaders Funder Community Development Financial Institution

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Non-housing community development strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency regarding leveraging ability to provide funding to housing developers. affordable 2/02/2019 to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
17	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUB OF DANE COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Health Agency Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Non-housing community development strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency 2/19/2019 to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
18	<b>Agency/Group/Organization</b>	Madison/Dane County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Non-housing community development strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with agency as part of numerous focus groups to collect comments on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
19	<b>Agency/Group/Organization</b>	Community Development Division
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Division as part of the development and sharing of public comment received on needs/trends/priorities for Dane County. Will share Consolidated Plan to agency to continue discussion for improved performance.
20	<b>Agency/Group/Organization</b>	Municipalities of the Dane County Urban County Consortium
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy



<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Dane County CDBG/HOME staff performed outreach and consultation with 7-10 municipalities of the Dan County Urban County Consortium. We met with City/Town/Village Administrators, Mayors, City Council members and other staff to discuss the emerging needs of their communities. All municipalities of the UCC were invited to participate in the community survey, engagement meetings and public hearings. During the direct consultation and/or focus groups/engagement meetings, participants discussed priority needs and funding allocations for the next 5 years and beyond in the areas of affordable housing, economic/business development, neighborhoods, and access to resources. The results of the exercises and comments received were considered in developing the Strategic Plan, and allowed the CDBG/HOME team to further develop a stronger partnership with the agency.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

All relevant agency types were consulted in the development of this Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Consortium	A primary emphasis in Dane County is on housing first, meaning addressing the housing needs of individuals and families first, then addressing the underlying conditions that contribute to homelessness. Dane County, as part of the Continuum of Care, will continue the objectives outlined in the Homeless Services Consortium's 10-year plan "A Community Plan to Prevent and End Homelessness in Dane County". The overall goal is to provide support services for households at risk of homelessness to enable them to access and maintain stable housing.
Dane County Comprehensive Plan	Dane County Department of Planning and Development	The Dane County Comprehensive Plan adopted October 18, 2007 (amended 2016) with extensive community input provides an overarching umbrella for the myriad of plans at the local municipality and County level. This plan includes overall goals for housing, transportation, utilities and public facilities, economic development, land use, and more.
Dane County Housing Authority Strategic Plan	Dane County Housing Authority	Dane County Housing Authority's mission is to promote and ensure safe, decent, and affordable housing for their participants, as well as provide owners and developers with an opportunity to rehabilitate and develop affordable housing.
Area Agency on Aging Plan 2025-2027	Dane County Dept. of Human Services- Area Agency on Aging	As part of the preparation for the 2025-2027 Area Aging Plan, the Area Agency on Aging conducted a series of listening sessions throughout Dane County with older adults and service providers, followed by public hearings. The comments and feedback from these sessions were considered in determining the needs of the elderly population in Dane County.
Dane County Analysis of Impediments to Fair Housing	Dane County	Actions to address issues identified in the AI are incorporated into the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Dane County Housing Needs Assessment	UW-Madison Dept. of Urban and Regional Planning	The report presents data on the housing demand, housing supply, and housing needs for Dane County and each of its municipalities. Actions to address issues identified in the report are incorporated into this Plan.
Dane County Regional Housing Strategy	Dane County	The Dane County Strategic Action Plan 2024-2028 provides a comprehensive overview on existing housing needs, efforts, barriers and trends related to housing in Dane County. The Regional Housing Strategy (RHS) sets a vision, along with short- and long-term goals, objectives and strategies to address and improve housing in the County. Strategies in the RHS align with the CDBG/HOME work, and we are immersed in the objectives and deliverables of the plan.

**Table 2 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Dane County works with 56 municipalities under a governmental cooperation agreement forming the Dane County Urban County Consortium. In 2023 the Consortium Cooperation agreement was renewed in order to continue as an Urban County with the participating municipalities. All participating units of local government were consulted in the creation of the plan.

Dane County also works closely with the State of Wisconsin Division of Housing, Capital Area Regional Planning Commission, the Dane County Housing Authority, the Madison Region Economic Partnership, the UW-Madison Urban and Regional Planning Department, and the City of Madison Community Development Division.

### **Narrative (optional):**

There are three public housing authorities in Dane County including the Dane County Housing Authority, the DeForest Housing Authority, and the Stoughton Housing Authority.

The Dane County Housing Authority (DCHA) was created in 1972 by the Dane County Board of Supervisors to address the affordable housing needs of low-income families outside the City of Madison.

The oversight and governance of the DCHA is the responsibility of a five-member citizen commission appointed by the Dane County Executive. At least one Commission member, but not more than two, may be a County Board Supervisor. Commissioners served staggered five-year terms. In accordance with section 66.40-66.404 of the Wisconsin State Statutes, "The authority may prepare, carry out, acquire, lease and operate housing projects approved by the county board. It may take over any housing project undertaken by other governmental bodies, when approved by the county board, by any means other than eminent domain. It may acquire privately owned property by any means, including eminent domain, with the approval of the county board and sell any or all of its interest in said property. It may contract for services, work or facilities in connection with a housing project and lease or rent property at the rents and charges the authority shall establish. It may investigate dwelling conditions within the county and the means of improving such conditions. It may invest any funds within its control and may issue bonds from time to time in its discretion, the principal and interest to be secured by its revenues or a part thereof." (Dane County Ordinance 15.26 (5)).

Aside from appointing authority, Dane County has no organizational relationship with DCHA regarding hiring, contracting and procurement, provision of services, or review of proposed development sites. Any demolition or disposition of publicly owned housing developments within the unincorporated areas of the county is subject to County zoning regulations.

Dane County has partnered with the City of Madison CDBG Program, the City Community Development Authority (CDA), the City Department of Civil Rights, the Dane County Housing Authority, and the Dane County Office of Equal Opportunity to develop a uniform approach to the administration, implementation, and oversight of the Section 3 program. A Section 3 Plan is to be developed for each covered project in conjunction with the funding agency. This plan is to identify the efforts to be undertaken to notify Section 3 Business Concerns of employment, training, or contracting opportunities.

## **PR-15 Citizen Participation** – 91.105, 91.115, 91.200(c) and 91.300(c)

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Dane County Department of Human Services, Housing Access and Affordability Division CDBG Unit, partnered with the City of Madison to conduct a community survey as part of the citizen participation process to collect information on housing and services needs throughout Dane County. In addition, the CDBG Unit conducted stakeholder engagement meetings and focus groups, as well as direct community surveys at local events, to gather input on the Consolidated Plan's funding priorities. Lastly, we conducted consultation meetings throughout 2024 with many of the Dane County Urban County Consortium participating members and other partners to learn more about their community development and housing plans, service provision, and other strategic initiatives being conducted.

On a regular and ongoing basis, the County's CDBG Commission serves as the main citizen participation resource for the community development process. The Commission meets monthly and regularly provides time within each meeting for public comments and presentations. The Commission annually holds at least two public hearings to assess the overall progress of its investment program and to solicit feedback about future and emerging needs within the community. On February 6, 2024, a public meeting was held to determine funding categories for the 2025 grant year and funds, as the first year of the 2025-2029 Consolidated Plan. A public hearing was conducted on March 19, 2024 to collect preliminary information on community development and housing needs as a result of the prior year's CAPER. Additionally, there was another public hearing on September 5, 2024, to solicit citizen input on the 2025 funding recommendations and 2025 Annual Action Plan. The public hearings were advertised in community newspapers and through email distribution lists, and on the CDBG/HOME webpage. A summary of the comments/findings from attendees can be found in Appendix A. The draft 2025-2029 Consolidated Plan was presented at a public hearing on April 8, 2025, and a second public hearing is scheduled for the summer 2025. Comments from the public hearings are addressed in this Plan.

The community surveys were created to collect information on community needs from residents and stakeholders. The electronic surveys were sent out to over 2,000 email recipients and forwarded through community listservs, such as LaSup (Latino Support Group), Home Buyers' Round Table, and the Homeless Services Consortium. For two months, the survey was also available on Dane County's CDBG website, City of Madison CDBG website, and accessible via public computers located in Madison public libraries. The survey was made available in multiple languages via an online survey tool, Qualtrics, by paper copies if needed, and was displayed on the Dane County and City of Madison websites. Staff appeared on local Spanish radio stations to promote the survey. Lastly, the Community Survey was promoted during regular partner meetings, special appearances at various committee meetings, and in general conversations with colleagues, grant recipients and other stakeholders. A summary of comments received can be found in Appendix A. Overall, respondents favored more affordable housing, and methods to obtain housing such as mortgage and rental assistance. There was also a high need increasing financial support to businesses led by marginalized communities; and interest in workforce development with emphasis on paid job

training, technical assistance, and access to childcare.

The DCDHS- Housing Access and Affordability Division initiated several efforts to broaden the outreach and participation of various community groups. Dane County used the following processes to receive input on the Consolidated Plan process as the draft report was developed:

- Hard copy of draft Consolidated Plan available at the County Executive's office located within the City-County Building;
- Electronic copy of draft Consolidated Plan available for 45 days on the County's CDBG website ([cdbg.danecounty.gov](http://cdbg.danecounty.gov)) The CDBG website included a "Comments" page for residents to submit comments and any aspect of the Plan.
- Advertised via community and agency newsletters.
- Continued and ongoing feedback from community partners, residents, and local organizations regarding the needs and priorities the County should be addressing with HUD funding.

A copy of the Consultation and Citizen Participation can be found in Appendix A.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Community Survey	All of Dane County: residents, stakeholders, service providers, municipalities.	The Community Survey was distributed to various Dane County networks, listervs, partners, municipalities and housing groups on April 1, 2024. Over the course of 3 months in which the survey was open, over 1,000 people submitted their responses.	Comments received are highlighted in Appendix A Citizen Participation Plan. Some common feedback was “rent is not affordable”, “cost of living and other things have become more expensive”, “we need more support from our city to help build housing”, and “services to help with my financial costs are hard to find”.	None	N/A
2	Engagement Meetings/ Focus Groups	Non-targeted/broad community  Participating municipalities	Focus Groups / Engagement & Consultation sessions hosted by the Dane County CDBG/HOME staff about housing, economic development, and community services in Dane County. Over 100 stakeholders were invited to participate in these conversations, and 30 individuals participated in three separate groups, which were held during September 2024.	Overall, the three top funding priorities across the focus groups included: maintaining supply of affordable housing and rent; accessibility and access to housing resources and supportive services; and shared equity homeownership/permanent affordability.	None	N/A
3	Consultation Meetings	Dane County Urban County Consortium Members	In-person meetings with 10-15 participating Dane County Urban County Consortium members to identify current and upcoming	Discussions included new housing/affordable housing developments; home rehabilitation funds and loan programming; and	None	N/A

			projects, as well as to build partnerships and consider housing and community development strategies for the next five years.	expanding public services and resources.		
4	Direct Community Surveys	Targeted, Badger Prairie Needs Network	Surveys were distributed to community members at targeted planned events and locations, in order to reach additional diverse populations that may not have filled out the first community survey. Specifically, surveys were given to guests at the Badger Prairie Needs Network (BPNN) on two dates in November 2024 during high-service pantry/shopping times	Guests who responded were asked to select 3 funding priorities on how Dane County should use CDBG funding for the next 5 years, as part of our Consolidated Plan. Almost one-third of the 254 responses prioritized Housing, and almost one-third prioritized Public Services.	None	N/A
5	Public Meetings & Hearings	Non-targeted / Broad community	Public Meeting on February 6, 2024 Public Hearing on March 19, 2024 Public Hearing on September 5, 2024 Public Hearing on April 8, 2025 Public Hearing Summer 2025 (TBD)	<a href="#">See Appendix A</a>	None	N/A
6	Newspaper Ad	Non-targeted / Broad community	Notices were placed in the Wisconsin State Journal, notifying citizens of the public hearings. Dates of publication include: February 25; August 9, 2024; February 15, 2025.  Second public hearing TBD.	<a href="#">See Appendix A</a>	None	N/A



### III. Needs Assessment

#### NA-05 Overview

##### Needs Assessment Overview

The Consolidated Plan Needs Assessment is a look at Dane County’s needs for housing, homeless, non-homeless special needs and non-housing community development assistance throughout the County.

Data and tables provided throughout this section are in most cases pre-populated by HUD as a data output from the HUD Integrated Disbursement and Information System (IDIS). This data is required to complete the Consolidated Plan and may not be available through alternate sources. The Comprehensive Housing Affordability Strategy (CHAS) 2016-2020 data provided by HUD was utilized, depending on the available data source. In addition, the U.S. Census and American Community Survey data was used to complete this section. Consultation with local housing agencies and other City documents were also considered.

The Housing Needs Assessment portion of this document evaluates the County’s current needs for housing assistance for the following income groups based on area median income (AMI):

- Very Low Income (0-30 percent AMI)
- Low Income (30-50 percent AMI)
- Moderate Income (50-80 percent AMI)

HUD calculates AMI limits for very low; low; and, moderate income persons to determine eligibility for a variety of federal programs including CDBG and HOME. These calculations are based on an area’s AMI and include adjustments for local factors such as high housing costs, volatile changes in area income levels and family size. The same AMI limits are used for Dane County and the City of Madison since HUD defines all of Dane County as one distinct housing market. The most recent (FY2024) HUD income limit classifications for the Dane County/Madison area are shown below in Table 1.

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Madison, WI HUD Metro FMR Area	\$125,900	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	44,100	50,400	56,700	<b>62,950</b>	68,000	73,050	78,100	83,100
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	26,450	30,200	34,000	<b>37,750</b>	40,800	43,800	47,340	52,720
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	68,500	78,250	88,050	<b>97,800</b>	105,650	113,450	121,300	129,100

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Dane County's housing needs are overwhelmingly driven by a mismatch between income and housing cost, resulting in high levels of housing cost burden. Housing cost burden is particularly prevalent among non-family renter households with incomes below 30% of area median income. There are significantly higher numbers of cost burdened and severely cost burdened households among renters than homeowners. Homeownership is associated with higher income earners than renters, resulting in more cost burdened renter households.

After cost burden, the next challenge the housing market is facing overcrowding. In the rental market, this is most common amongst single-family renter households, with an income level at or below 30% AMI. By contrast, in the ownership market, it is most common among single family households with an income level between 50% and 80% AMI.

Table 1 below displays population, number of households, and median household income between 2016 and 2020, as well as the calculated percentage of change. According to the provided date, the Dane County Urban County Consortium has experienced a population increase of 6 percent with median income rising even higher at 20 percent over the last eleven years.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	254,970	271,475	6%
Households	101,715	109,430	8%
Median Income	\$62,865.00	\$75,179.00	20%

**Table 1 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Table 1 footnote: Data auto-populated includes population of Dane County Consortium (excludes City of Madison)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,933	11,754	23,209	12,300	52,239
Small Family Households	2,560	2,890	7,473	4,880	29,434
Large Family Households	555	338	1,388	965	4,110
Household contains at least one person 62-74 years of age	2,053	2,794	6,478	2,736	10,600
Household contains at least one person age 75 or older	2,192	2,605	2,399	1,087	2,557
Households with one or more children 6 years old or younger	1,474	998	2,949	1,618	6,876

**Table 2 - Total Households Table**

**Data Source:** 2016-2020 CHAS

Table 2 footnote: Includes both owners and renters in Dane County Consortium (excludes City of Madison)

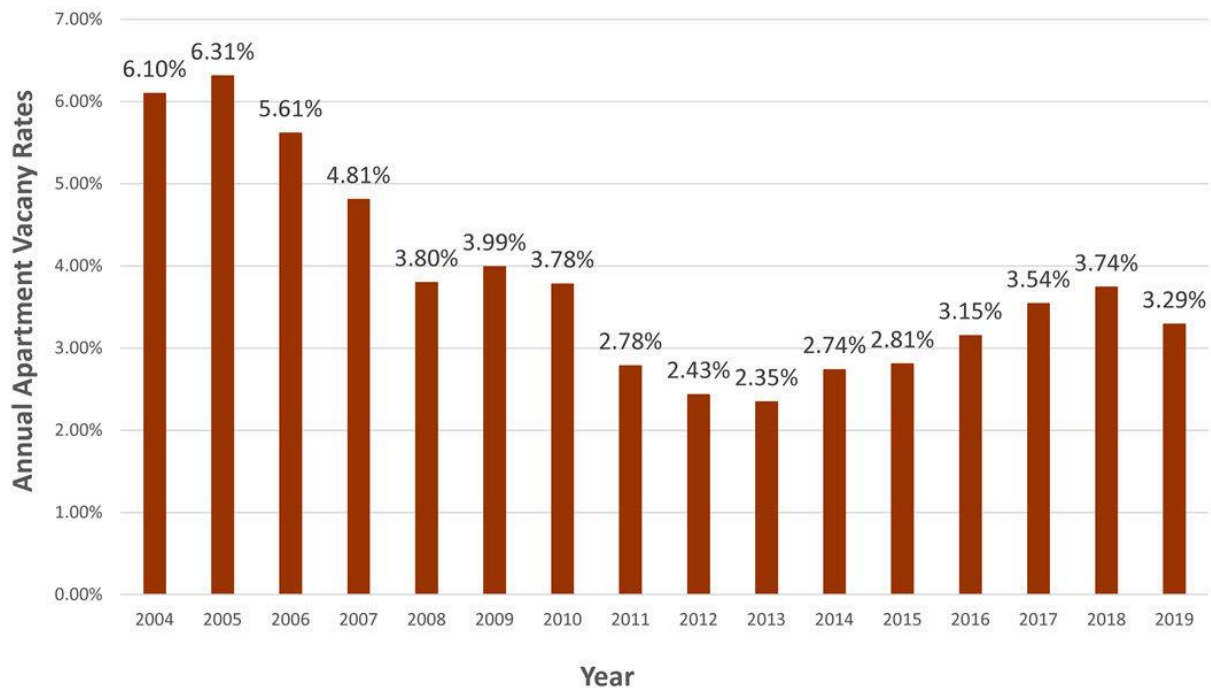
According to HUD, the rounded fiscal year FY2020 Metro HUD Area Median Family Income (HAMFI) estimate was \$100,100. Table 2 above shows:

- More than half or 52% (57,196/109,430) of those that reside in Dane County fall below the median income level, while 47.7% (52,239/109,430) fall above the 100% HAMFI level.
- Small family households accounted for 43% (47,237/109,430) of households, and 62% (29,434/47,237) of them were over 100% HAMFI.
- Large family households accounted for only 7.5% (8,220/109,430) of households, and half or 50% (4110/8220) of them were above the 100% HAMFI.
- Households with one or more children 6 years or younger accounted for 12.7% (13,915/109,430) of the households. Half or 50% (7,039/13,915) of these households fall below 100% HAMFI.
- Households 62 and older represented about a third or 32% of the households (35,501/109,430), and 63% (22,344/35,501) of them fell below the 100% HAMFI.

The chart below shows the 16-year history of the annual Madison Metro area (Dane County including City of Madison) multifamily vacancy rate that was published by Madison Gas and Electric (MGE). *Source: [Madison City Dream Homes](#).* The vacancy level declined after 2005 with a steady average between two and four percent continuing even beyond 2019.

**Madison Area Apartment Vacancy Rates - Annual Averages - 2004 - 2019**

Source: Madison Gas & Electric



More recently, The National Apartment Association (NAA) published data on 05/14/24 from [CBRE \(Commercial Business Real Estate\) Data Center Solutions](#) stating, “At the market level, about 72.5% of the markets analyzed by CBRE had vacancy rates of 5% or greater, while Madison, Wis., consistently remains the market with the lowest vacancy rate at 2.8%.” Madison continued to get nationwide attention as the [Multifamily Executive \(MFE\)](#) wrote in their Business Trends on 08/20/24 citing the CBRE data, “Madison, Wisconsin, and Providence, Rhode Island, saw the nation’s lowest vacancy rates at 3% for the second quarter.” Further the [CBRE website](#) published the latest article on 08/22/2024 that stated, “With the lowest vacancy rate in the U.S. at 3% and ranking No. 7 in rent growth year-over-year, Madison’s strong market fundamentals continue to attract robust national interest...”

Dane County supports both the private and non-profit sectors by providing assistance to increase the availability of housing units that are more accessible and affordable. The 2023 CAPER sites specific actions the County has taken to address identified barriers to affordable housing. For funding that is allocated to various developers and recipients, the Housing Access and Affordability (HAA) division manages and monitors numerous conditions that need to be met as part of the grant.

1. HOME – Developments enter into a land use restriction agreement, which ensures rental units constructed using HOME funds are designated for low-income households. These units also are required to meet a period of affordability tied to the land for at least 20 years regardless of the property owner.
2. Loans – Mortgage Reduction Assistance and Major Home Rehabilitation projects receive zero-interest, deferred loans which are subject to an affordability period and recapture.
3. Affordable Housing Development Fund (AHDF) – \$10 million is allocated to use as a way to leverage additional resources for development of affordable housing throughout the County. Funding contingencies also include restrictions on resident screening and tenant addendums which provide education on rental right as well as prevent unnecessary evictions.

Dane County also continues 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.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	129	424	148	4	705	38	8	24	8	78
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	93	4	0	60	157	20	4	4	8	36
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	339	76	195	43	653	45	12	125	108	290
Housing cost burden greater than 50% of income (and none of the above problems)	4,053	693	88	0	4,834	2,236	1,232	683	137	4,288

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,091	3,339	1,491	90	6,011	724	1,992	3,489	1,174	7,379
Zero/negative Income (and none of the above problems)	176	0	0	0	176	134	0	0	0	134

**Table 3 – Housing Problems Table**

Data Source: 2016-2020 CHAS

Table-3 Housing Problems:

- 22% (24,607/109,430) of households reported one housing problem. Data suggests that if a household (both renter and owner) falls at 0-30% AMI, the more likely they are to report at least one housing problem.
- Those who had a housing cost burden greater than 30% of income accounted for over half or 54% (12,390/24,607) of the chosen issues.
- The majority of households who paid greater than 30% or 50% of income represented 91% of households who reported housing costs burden as the one housing problem.
- Of the households who reported an issue, only 8% (1,919/24,607) of them listed the issue as Substandard Housing, Overcrowded, or Severely Overcrowded, and 1% (134/24,741) zero income with no housing issue.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,593	1,196	427	107	6,323	2,326	1,250	843	262	4,681

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having none of four housing problems	1,898	4,869	8,810	3,444	19,021	1,088	4,410	13,142	8,519	27,159
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 4 – Housing Problems 2**

Data Source: 2016-2020 CHAS

Table 4 Housing Problems 2:

- As with the data in Table 3 reporting on at least one housing problems, data in Table 4 also suggests that if a household (both renter and owner) falls at 0-30% AMI, the more likely they are to also report one or more housing problems. In fact, it is more prevalent that there are more households than not that report more than one housing problem as opposed to just one.
- 19% (11,004/57,184) of households (renters and owners) reported more one or more severe housing problem, and 81% (46,180/57,184) stated having none of the housing problems).
- Of those that had incomes below 30% AMI, renters and owners reported similar percentages of having one or more housing problems with 71% (4,593/6,491) of renters 68% (2,326/3,414) of owners averaging around 70% (6,919/9,905).
- Approximately 73% (4,593/6,323) of renters that reported one or more severe housing problems fell below 30% AMI. This is significantly higher as compared to owners at 50% (2,326/4,681).
- 91% (43,194/47,279) of renters and owners that had incomes between 30-100% AMI reported having none of the housing problems.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,773	1,144	589	3,506	605	937	1,608	3,150
Large Related	354	46	18	418	133	196	293	622
Elderly	1,512	1,258	243	3,013	1,925	1,769	1,486	5,180
Other	2,002	1,962	832	4,796	437	405	921	1,763
Total need by income	5,641	4,410	1,682	11,733	3,100	3,307	4,308	10,715

**Table 5 – Cost Burden > 30%**

Table 5 Cost Burden >30%:

- The elderly represent 36.5% (8,193/22,448) of the households (both renter and owner) that report a housing cost burden of greater than 30%.
- There are 39% (8,741/22,448) of households (both renter and owner) reporting a costs burden above thirty-percent whose income level falls between 0-30% AMI.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	142	142	482	396	0	878
Large Related	0	0	4	4	84	98	32	214
Elderly	1,201	506	85	1,792	1,310	622	384	2,316
Other	0	1,548	217	1,765	421	0	0	421
Total need by income	1,201	2,054	448	3,703	2,297	1,116	416	3,829

Table 6 – Cost Burden > 50%

Table 6 Cost Burden >50%:

- As with cost burden over 30%, the elderly population represents those with a cost burden above 50% as well.
- The percentage of elderly affected is even higher in this range making up over half or 54% (4,108/7,532) of those costs burdened greater than fifty-percent.
- There are 46% (3,498/7,532) of households reporting a costs burden above thirty-percent whose income level falls between 0-30% AMI.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	432	76	195	43	746	65	16	94	116	291
Multiple, unrelated family households	0	4	0	0	4	0	0	39	0	39



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	0	60	60	0	0	0	0	0
Total need by income	432	80	195	103	810	65	16	133	116	330

**Table 7 – Crowding Information – 1/2**

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 8 – Crowding Information – 2/2**

Table 8 Crowding:

- Single family households who rent are more likely to be in a crowding situation. This is a significant percentage of 72% (746/1,037) over any other household Type reporting a crowded situation.
- Those who have income levels between 0-30% also accounted for 43.6% (497/1,140) of the households who reported this housing problem, which suggests that due to the lower income they were more likely not able to afford an apartment or home on their own resulting in staying with others for shelter.

**Describe the number and type of single person households in need of housing assistance.**

Figures from 2018-2022 ACS data show approximately half of all Dane County renter households are housing cost burdened, paying more than 30% of monthly income toward housing expenses. Approximately 13% of City Dane County homeowners and half or 50.7% of renters are housing cost burdened paying 30% or more toward mortgage or rent. There are 49.5% (26.5% female & 23% male) of Dane County households with single individuals. The same data shows that there are approximately a third or 32.5% single households that live on their own.

According to a report taken from the Housing Management Information System (HMIS) for the Dane County Homeless Services Consortium (HSC) (which includes the City of Madison), there were 197 single person head of households (no minor children under age of 18) sought eviction prevention assistance through the local Continuum of Care (CoC) Coordinated Entry in 2023. This represents 35% of the households who sought rental assistance during this time. These households include a total of 267 persons age 18 or older with many living as a couple and/or roommates. There were 55% who identified as female and 43% as male, and overall, 22% indicated they were over the age of 55. Single person households who

reported their race as White represented 53% of the requests, and those Black/African American/African 40%. Twenty-seven percent reported experience with recent or past experiences with domestic violence in their lifetime, and 24% indicated they have a mental health disorder and/or 20% physical disability. These figures do not include requests made from youth (under the age of 18) as the head of household, which was a total of 11 households.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the American Community Survey (ACS) 2020 Decennial Census, 47,633 persons (8.6% of the population) in Dane County identified as having a disability. Persons identifying with two or more races experienced the highest rate of disability (8.4% with a disability). Of those with a disability 7,471 or 12.6% are living in poverty. Source: [Rural Institute – University of Montana, Disability Counts Data Lookup Tool](#)

The Continuum of Care (CoC) encourages all agencies to provide trauma-informed services and safe access to all housing and services to meet the needs of survivors of domestic violence, dating violence, sexual assault, and stalking. According to a report from the Housing Management Information System (HMIS) for the Dane County Homeless Services Consortium (HSC), there were 275 households with minor children under age of 18 who sought eviction prevention assistance through the local Continuum of Care (CoC) Coordinated Entry in 2023. *NOTE: The local victim service providers do not enter data into the HMIS system due to concerns of potential confidentiality breaches.* This represents 48% of the households who sought assistance during this time. These households include a total of 382 persons age 18 or older and 578 minors or a total of 961 persons. There were 57% who identified as female and 42% as male, and 31% children were under the age of five. Households with minor children who reported their race as White represented 25% of the requests, and those Black/African American/African 48%. Twenty-five percent reported experience with recent or past experiences with domestic violence in their lifetime, and 17% of the adults indicated they have a mental health disorder and/or 9% physical disability. Data shows that 10% of the minors in the household had a developmental disability.

These figures do not include requests made from youth (under the age of 18) as the head of household under the age of 18, which was a total of 92 households or 119 persons total including 32 children with ages ranging up to the age of 12. There were 50% who identified as female and 38% as male. Households with minor children who reported their race as White represented 25% of the requests, and those Black/African American/African 44%. Unfortunately, data was not collected on any recent or past experiences with domestic violence in their lifetime; however, 32% of the head of households indicated they have a mental health disorder.

The Wisconsin Department of Children and Families and End Domestic Abuse Wisconsin partnered to provide assistance to nine Domestic Violence Housing First (DVHF) pilot sites in 2022. Domestic Abuse Intervention Services (DAIS) in Dane County is one of the pilot sites. DVHF seeks to eliminate housing as a barrier to safety for domestic abuse survivors; and aims to provide financial assistance (among other services) for housing needs (e.g. rental assistance, moving costs, transportation, etc.). From 2022 to early

2024, 410 households received DVHF services and financial assistance statewide. (source: [End Domestic Abuse Wisconsin](#)).

The [Violent Crime Trends in Madison](#) reported by the Madison Police Department (MPD) for January 2018-June 2022 reports, “The number of domestic-related incidents has been stable for the past four years. Domestic-related incidents include any offense (not exclusive to violent crimes) with a domestic enhancer or contact after a domestic abuse arrest; the data only include reported domestic-related incidents. There has been an average of 3.7 domestic-related incidents each day in Madison over the past four years. About 20% of people involved in domestic-related incidents were involved in more than one domestic-related incident.”



Chart on left: Quarterly domestic-related incident rate per 100k, January 2018-June 2022

Chart on right: Annual domestic-related incident rate per 100k, 2018-2021

The Governor’s Council on Domestic Abuse released a [Policy Brief](#) (Securing Adequate Funding for Domestic Abuse violence Services in Wisconsin) on 07/10/24, which states “According to the End Domestic Abuse Wisconsin, 36.3% of Wisconsin women and 32.1% of Wisconsin men experience intimate partner physical violence in their lifetimes. The adverse effects of domestic violence include physical and psychological harm, increased healthcare costs, and the disruption of social networks and community stability.” In October 2023, End Domestic Abuse WI published [the Domestic Violence Homicide Report](#) that 96 lives were claimed in Wisconsin in 2022 due to domestic violence.

According to the [2020 Annual Report for the Dane County Domestic Abuse Intervention Services \(DAIS\)](#) provided services to a total of 1,384 individuals. Specifically:

- DAIS served 238 unduplicated adults and children in shelter/hotels totaling 10,441 shelter days provided.
- Legal Advocates provided services to 742 unduplicated victims providing 1,197 hours of support.
- Seventy-three Training and Education presentations were provided to 1,818 individual professionals in the community about domestic violence and agency services. Children’s Programming served 82 to children.

- Case management provided services to 223 people including 870 hours of support. The DAIS 24-hour Help Line fielded 8,399 calls with 1,070 hours of support provided.

[UNIDOS](#) (united) has been in existence since 1996 and supports the Latine and other marginalized communities in Wisconsin. UNIDOS provides culturally relevant, confidential and bilingual support to individuals and families so they can overcome the challenges of domestic violence, sexual assault and human trafficking. According to the agency's Annual Report, "In 2023, we provided over 15,000 hours of free, confidential, bilingual programming and support to close to two thousand people. We gave out close to \$50,000 in emergency aid to victims fleeing abuse, accompanied 200+ survivors to court, hosted our first in person community event since the pandemic, and relaunched our support group for individuals identifying as male. "

### **What are the most common housing problems?**

Rapid household growth, low vacancy rates, increasing home prices and limited inventory are all indicators the housing market requires additional housing inventory to keep pace with demand. The most common housing problem for Dane County residents is housing affordability, particularly severe housing cost burden or paying over 50% of household income in housing costs. According to the [Dane County Regional Housing Strategy \(RHS\)](#) published in 2024, those living in Dane County outside city limits of Madison, 19,422 reported a housing cost burden greater than 50% of their income. Renters are more likely to be low income and experience housing instability and cost burden compared to homeowners. Dane County is also experiencing an extremely low rental vacancy rate which has been consistently below 3% since 2012, making it difficult for households to obtain rental units.

The RHS reports states the most expensive place to buy a home in Wisconsin is in Dane County with the median sales price ranging 45-50% higher than the state median. The price comparison in 2022 was \$400,000 for Dane County and \$260,000 for Wisconsin, which continues to substantially increase every year. During the same year, the highest home price in the county was in Middleton with Waunakee, Verona and Cross Plains median sale prices following close behind. In these adjacent suburbs, for-sale housing has been new construction and higher-cost. Slightly more affordable homes were found in Marshall and Deforest, which have an older housing inventory. Assuming a 10% down payment and credit worthiness, households need to earn over \$130,000 a year to afford a median home price, which is not attainable for most households in Dane County.

The RHS report states another factor that has impacted a households' ability to purchase homes is the rising mortgage interest rates increasing from approximately four to seven percent. The high interest rates pose a challenging financial and increase cost of new housing development limiting the opportunities to obtain financing. Financial assistance programs to help prospective homebuyers cover down payment or required home repair costs could assist in accessing homeownership. In addition, 84% of owner-occupied units are single-family homes, but many owners struggle to make necessary major home repairs leaving many without the equity necessary to obtain a loan for major home repairs.

HUD defines cost-burdened as a household paying more than 30% of its annual gross income on housing costs and severely cost-burdened paying more than 50%. Housing costs typically include mortgage or rent payments, utility costs, and for homeowners insurance and maintenance expenses. Using this metric, the conclusion is made that households who are cost-burdened on these levels are more likely to experience housing instability. The RHS reports that over one-quarter of total households in Dane County are considered housing cost-burdened of which twelve percent are severely cost-burdened. Those cost burdened are likely to identify with a certain group including lower-income households which a large share include those with disabilities, senior, young adults, and people of color.

### **Are any populations/household types more affected than others by these problems?**

According to the RHS, there are certain demographic characteristics cited from 2020, which correlate to lower household incomes.

1. People of color – Racism in federal housing policy continue to affect housing access and affordability for people of color. A larger share of households headed by people of color earned less than 60% Area Median Income (AMI) than white head of households. 49% of Black/African-American, 47% of Hispanic/Latino and 33% of Asian American/Pacific Islander households were cost burdened compared to 26% of white households.
2. Single female head of household – 50% of single female head of households earn less than 60% AMI and are more likely to be lower-income compared to households headed by two adults. Nearly half (47%) of one-person households earned less than 60% AMI, compared to 11% of dual-adult households.
3. Young adult household – Single young adult households are more likely to be single-person households and also renters, which tend to be lower-income and cost burdened. 64% of households under age 25 in Dane County were housing cost burdened working in lower-wage, entry level jobs, and often carry student loans.
4. Disability – On average, those with a disability earn half as much as those without a disability. Senior head of households who identified a disability had an average income at \$21,000, compared to \$42,000 without one. Similarly, 65% who report a disability have income less than \$35,000 annually, compared to 43% of people without.
5. Seniors – Dane County’s senior population has grown rapidly since 2010 and the fastest-growing age cohorts. Compared to households overall, 35% of seniors are low-income and have annual incomes less than \$50,000 making them more likely to be housing costs burdened. These seniors are on limited, fixed incomes and have specific needs and limited funds to spend on housing maintenance, increasing property taxes or other costs.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the**

## **needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low-income individuals and families who are at risk of homelessness are often severely rent-burdened and identify money as the most pressing needs. Frequently requested financial assistance categories include rent arrears, security deposit, utility, moving expenses and funds to purchase essentials such as food and gasoline. Other crucial needs include services in the form of information about their rights and responsibilities, mediation, legal representation, housing search support and advocacy such as case management. Unfortunately for many, especially those with disabilities that are not eligible for permanent housing programs, access to subsidized housing or longer-term subsidy has been identified as the priority need.

According to the [FY2024 NOFO](#), many agencies integrate progressive engagement into part of the housing model they provide. Households start to contribute a portion of their income towards rent which is tiered and increased over time in the program. Case managers who provide services for Rapid Re-Housing (RRH) programs also develop housing stability plans before participants exit the program. These plans address a number of items that can help after the program no longer can provide supports such as budget and tenant education, peer support, mainstream resources or other non-cash benefits, employment and training programs, and non-employment income such as Social Security and/or Disability.

It has long been suspected that doubling up is a risk factor and precursor to entering literal homelessness – staying on the street or in a shelter. Community partners that serve this population report that the doubled-up population continues to grow. Data from local systems shows that as many as 60% of households enrolled in shelter programs were doubled-up ahead of entry. Unfortunately, resources are limited to serve this population.

With the help of American Rescue Plan (ARP) dollars, the County launched its first doubled-up program in November 2023. The Pilot exclusively serves households experiencing doubled up homelessness who are currently receiving services from a community referral partner. This definition of homelessness includes individuals and families who are temporarily and unstably sharing the housing of other persons for an extended period of time due to loss of housing or economic hardship. This includes those who are self-paying in hotels/motels or other daily rate lodging without a lease and do not have a current lease in their name. The program aims to provide services to households with high needs and risk factors of adverse outcomes while doubled up. The Doubled-Up Pilot Program is administered by local providers that serve Dane County; the program has limited capacity and can only serve a total of 60 households. As of 12/01/24, the pilot has housed 50 families.

Some partner agencies have been able to secure other sources of funding that can be used to help doubled-up households. Eligibility criteria and levels of assistance varies, with most offering short term assistance, small stipends, system navigation and other forms of support. Beyond the pilot's contracted partners, other agency including the County's Joining Forces for Families (JFF) and the public-school systems have programs that can provide assistance to doubled-up households. These funds are often used in conjunction with the Dane County Emergency Assistance (EA) grant in order to meet the amount owed.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Dane County considers households with severe housing cost burden (housing costs over 50% of household income) to be at-risk populations.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

According to HUD reports, the number of individuals who are identified as at-risk (receiving financial aid or services to prevent homelessness) increased significantly over the past few years. This is due to the hardships of and additional funding provided due to the COVID pandemic. 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 2022, 6,006 households received diversion services, financial assistance, legal support or other services to help them avoid homelessness. This number decreased to 4,020 households served in 2023. The decrease was due to less funding available for rental assistance through the US Treasury.

Receiving an eviction notice is the primary reason households seek prevention services. According to a report from the Homeless Management Information System (HMIS), of those seeking assistance in 2023, 41% of the adults in the household had reported earning wages and 21% reported receiving SSI or SSDI payments. Nearly all of those households reported having incomes below 30% of the area median income, less than \$2,000 a month including 32% of individuals with no income. Approximately one-quarter of these households had a full-time wage earner and one-quarter had a part-time wage earner. More than half of the adults in households seeking prevention services were unemployed. 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.

Dane County administers Family Unification Program vouchers for households with children at risk of involvement in Child Protective Services, to reunify families, or for youth aging out of foster care. In 2023, Dane County approved the Fair Chance Housing Development Fund, which is designed to expand the housing options for households in which at least one individual has a record in the criminal justice system. According to the CDBG CAPER 2023, the County has also adopted 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.

**Discussion**

The Dane County HSC utilizes an Eviction Prevention Coordinated Entry (CE) Program to help prevent homelessness for persons that are housing instable. This at-risk resource is operated by the Tenant Resource Center (TRC) and offers both walk-in, email, and telephone assistance. Often this is the first point of access people 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 determine eligibility and use a vulnerable assessment tool for prioritization. Individuals are also referred to the Eviction Diversion and Defense Partnership (EDDP) that may be able to provide assistance, mediation, housing counseling, short-term case management, information about tenants' rights, court & housing navigation and referrals to partner attorneys who specialist in housing law for no cost legal services for tenants. Dependent on eligibility, limited amounts of funds available and program capacity, low-income households who are at risk of homelessness may be assisted by various organizations that provide rental assistance and prevention services that are funded through the City of Madison, Dane County or several participating organizations.

Another housing barrier for at risk households is the potential for landlord discrimination and unfair practices with regards to the law. One way to address fair housing discrimination and complaints is to help support organizations that provide the type of services that can appropriately address any needs these households may have. According to the CAPER 2023, the local CDBG unit contracted with the Milwaukee Metropolitan Fair Housing Council (MMFHC) / Fair Housing Center of Greater Madison (FHCGM) to provide a variety fair housing services including investigation and enforcement, training and technical assistance, and education and outreach services. Because there is a continuous need, support for fair housing education and enforcement should only continue to grow as the population of Dane County becomes larger and more demographically diverse. It is crucial for households and providers to learn how to recognize and respond to discriminatory housing practices and how to file a housing discrimination complaint. Without this type of assistance, housing discrimination is far more likely to go undetected, and complainants' ability to achieve legal remedies is severely compromised.



## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. For example, if 65 percent of all low income households within a jurisdiction have a housing problem and 75 percent of low income Asian households have a housing problem, then a disproportionately greater need would exist at that income level for the Asian population.

The housing problems defined by HUD in this section include:

- Substandard housing lacking complete plumbing
- Substandard housing lacking kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room
- Households with housing cost burden greater than 30 percent of income

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,090	1,064	637
White	5,914	994	486
Black / African American	893	35	90
Asian	229	0	50
American Indian, Alaska Native	10	0	0
Pacific Islander	25	0	0
Hispanic	894	40	0

**Table 9 - Disproportionately Greater Need 0 - 30% AMI**

Data 2016-2020 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 9 AMI 0-30%:

- Of all of the income levels, households earning 0-30 percent area median income have the highest percentage of households reporting having one or more of four housing problems, with **82%** (8,090/9,791) of the households within this income bracket reporting at least one housing problem. In this income bracket:
  - White and Asian were at approximately the same percentage.
- The data in the table suggests that certain racial or ethnic groups are encroaching upon a disproportionate need:
  - 88% (893/1,018) of Black/African American at a higher percentage than the jurisdiction.
  - 96% (894/934) of Hispanic at a higher percentage than the jurisdiction.
- A disproportionate need does exist:
  - 100% of the American Indian / Alaska Native and Pacific Islander reported one or more housing problems.

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,083	3,259	0
White	6,727	2,789	0
Black / African American	509	98	0
Asian	113	38	0
American Indian, Alaska Native	20	4	0
Pacific Islander	0	0	0
Hispanic	688	304	0

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30% Table 10 AMI 30-50%:

- Approximately **71%** (8,083/11,342) of households earning 30-50 percent area median income reported having one or more of four housing problems. In this income bracket:
  - White, Asian, Pacific Islander and Hispanic were at approximately the same percentage.
- The data in the table suggests that disproportionate need exists:
  - 84% (509/607) of Black/African American at a higher percentage than the jurisdiction.

83% of American Indian / Alaska Native (20/24) at a higher percentage than the jurisdiction.

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,071	10,813	0
White	5,439	9,737	0
Black / African American	169	328	0
Asian	59	109	0
American Indian, Alaska Native	24	12	0
Pacific Islander	0	0	0
Hispanic	371	502	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table AMI 50-80%:

- Approximately **36%** (6,071/16,884) of households earning 50-80 percent area median income reported having one or more of four housing problems. In this income bracket:
  - White, Black / African American and Asian were at approximately the same percentage. Hispanic was close but not over 10% significance, but still at a higher percentage than the others resulting in a 42% (371/872).
  - Pacific Islander did not report any housing issue.
- The data in the table suggests that disproportionate need exists:
  - Whites are over represented in this income bracket compared to all the others making up 90% (5,439/6,071) of the households who reported one more housing problems.
  - 66% (24/26) of American Indian, Alaska Native at a higher percentage than the jurisdiction.

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,711	10,331	0
White	2,541	9,376	0
Black / African American	34	339	0
Asian	109	178	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	0	0
Hispanic	20	371	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2016-2020 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 12 AMI 80-100%:

- Approximately **21%** (2,711/13,042) of households earning 80-100 percent area median income reported having one or more of four housing problems. In this income bracket:
  - White is the only group who reported an issue at approximately the same percentage.
  - Pacific Islander and American Indian / Alaska Native did not report any housing issue.
- The data in the table suggests that disproportionate need exists:
  - Whites are over represented in this income bracket compared to all the others making up 93% (2,541/2,711) of the households who reported one more housing problem.
  - Hispanics are underrepresented in this income bracket compared to all the other making up only 1% (20/391) of the households who reported more than one housing problem.
  - Black / African American are also under represented in this income bracket making up only 9% (34/339) of the households who reported more than one housing problem.
  - 38% (109/287) of Asian is at a higher percentage than the jurisdiction showing a disproportion need.

## Discussion

Similar characteristics exist between racial/ethnic groups. The following is a summary of the disproportionately greater needs of severe housing problems for each AMI group:

- **0-30%:** American Indian / Alaska Native and Pacific Islander

- **30-50%:** American Indian / Alaska Native and Black / African American
- **50-80%:** American Indian / Alaska Native and Hispanic households
- **80-100%:** Asian
  - Of those housing problems reported, 67% fell between 0-50% AMI
  - The higher the income, the less percentage there are of minorities represented. The higher the income, the higher there is a percentage of white households.
  - A greater percentage of minorities had housing problems who fall below 30% AMI. The higher the income, the less housing problems were reported.
  - Overall Hispanics who had income 0-80% AMI experience more housing problems than any other race.
  - Blacks represented about 10% of the total households reporting a housing problem, but had higher levels of reporting overall.

DRAFT

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Using the same assumption as in NA-15, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10% points higher than the percentage of persons in the category as a whole. For example, if 65 percent of all low income households within a jurisdiction have a housing problem and 75 percent of low income Asian households have a housing problem, then a disproportionately greater need would exist at that income level for the Asian population.

The severe housing problems defined by HUD in this section include:

- Substandard housing lacking complete plumbing
- Substandard housing lacking kitchen facilities
- Overcrowded households with more than 1.5 persons per room
- Households with housing cost burden greater than 50 percent of income

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,697	2,501	637
White	5,017	1,931	486
Black / African American	739	189	90
Asian	150	79	50
American Indian, Alaska Native	10	0	0
Pacific Islander	25	0	0
Hispanic	660	274	0

**Table 13 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Table 13 AMI 0-30%:

- Those earning 0-30 percent area median income have the highest percentage of households reporting having one or more of four severe housing problems, with **68%** (6,697/9,835) of the households within this income bracket reporting at least one housing problem. In this income bracket:
  - White, Black / African American and Hispanic were the groups with approximately the same percentage.
- The data in the table suggests that disproportionate need exists:
  - 100% of the American Indian / Alaska Native and 100% Pacific Islander
  - Asian was at a lower percentage than the jurisdiction with only 54% (150/279) reporting a housing problem

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,914	8,416	0
White	2,379	7,094	0
Black / African American	155	453	0
Asian	35	116	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	327	660	0

**Table 14 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Table AMI 30-50%:

- Those earning 30-50 percent area median income have the highest percentage of households reporting having one or more of four severe housing problems, with **26%** (2,914/11,330) of the households within this income bracket reporting at least one housing problem. In this income bracket:
  - White, Black / African American, and Asian had approximately the same percentage. Hispanics were as well but still 7% higher than the others at 22%
  - American Indian / Alaska Native and Pacific Islander did not report any housing issue.
- The data in the table suggests that a disproportionate need does not exist.

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,694	15,217	0
White	1,393	13,777	0
Black / African American	30	467	0
Asian	59	109	0
American Indian, Alaska Native	4	32	0
Pacific Islander	0	0	0
Hispanic	204	669	0

**Table 15 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 15 AMI 50-80%:

- Those earning 50-80 percent area median income have the highest percentage of households reporting having one or more of four severe housing problems, with **10%** (1,694/16,911) of the households within this income bracket reporting at least one housing problem. In this income bracket:
  - White, Black / African American, and American Indian / Alaska Native had approximately the same percentage.
  - Pacific Islander did not report any housing issue.
- The data in the table suggests that disproportionate need exists:
  - 35% (59/138) of Asian
  - 23% (204/873) of Hispanic

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	409	12,672	0
White	359	11,586	0
Black / African American	30	343	0



Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	287	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	0	0
Hispanic	20	371	0

**Table 16 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 16 AMI 80-100%:

- Those earning 80-100 percent area median income have the highest percentage of households reporting having one or more of four severe housing problems, with **3%** (409/13,081) of the households within this income bracket reporting at least one housing problem. In this income bracket:
  - All groups had approximately the same percentage.
  - Pacific Islander did not report any housing issue.
- The data in the table suggests that a disproportionate need does not exist for this income bracket. It is important to note however, that Black / African American were the highest of all the groups at five percentage higher than the others measuring at 8% (359/11,945).

## Discussion

- Whites are widely more represented more in the higher income bracket
- Minorities are represented at a higher percentage in severe housing problems as opposed to General housing problems
- Overall, Blacks report around the same percentage of housing issues in general as they do in severe. However, the only exception to that are Blacks whose income level is above 80% AMI have a significantly higher percentage of severe housing problems as opposed to those they reported for general housing problems in this bracket. In contrast, Whites reporting general and severe housing problems decreases overall as the income level increases.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Using the same assumption as in NA-15 and NA-20, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10% points higher than the percentage of persons in the category as a whole. For example, if 75 percent of all low income households within a jurisdiction have a housing cost burden and 65 percent of low income Asian households have a housing cost burden, then a disproportionately greater need would exist at that income level for the Asian population.

### Introduction:

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	78,100	16,354	10,235	640
White	71,673	13,967	8,549	490
Black / African American	1,374	721	834	90
Asian	1,870	362	184	50
American Indian, Alaska Native	84	40	10	0
Pacific Islander	4	0	29	0
Hispanic	2,381	1,169	494	0

**Table 17 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion: Table 17 Housing Cost Burden

#### Housing Cost Burden <=30%

- **74%** (78,100/105,329) of households are paying less than 30% of their income towards housing costs. In this income bracket:
  - White and Asian had approximately the same percentage.
- The data in the table suggests that disproportionate greater need exists and underrepresented:
  - 12% (4/33) Pacific Islander
  - 45% (59/138) of Black / African American
  - 59% (2,381/4,044) of Hispanic
  - 63% (204/873) of American Indian / Alaska Native

### Housing Cost Burden 30-50%

- **15%** (16,354/105,329) of households are paying between 30-50% of their income towards housing costs. In this income bracket:
  - White, American Indian / Alaska Native, and Asian had approximately the same percentage.
- The data in the table suggests that disproportionate greater need exists:
  - 0% (0/33) Pacific Islander
  - 24% (721/3,019) Black / African American
  - 29% (1,169/4,044) Hispanic

### Housing Cost Burden >50%

- **10%** (10,235/105,329) of households are paying more than 50% of their income towards housing costs. In this income bracket:
  - All other groups except Pacific Islander had approximately the same percentage.
- The data in the table suggests that disproportionate greater need exists:
  - 88% (29/33) Pacific Islander

### Housing Cost Burden >30% (combining the 30-50% and >50% columns)

- **25%** (26,589/105,329) are paying more than 30% of their income towards housing costs. In this income bracket:
  - White and Asian had approximately the same percentage.
- The data in the table suggests that disproportionate greater need exists:
  - 37% (50/134) American Indian / Alaska Native
  - 41% (1,663/4,044) Hispanic
  - 51% (1,555/3,019) Black / African American
  - 88% (29/33) Pacific Islander

### Summary

Numbers indicate a large number of the Dane County Urban County Consortium households are cost burdened in their current housing situation.

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

### Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As indicated previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to White households in the County.

	Jurisdiction	White	Black / AA	Asian	Am Indian	Pacific Isl	Hispanic
<b>General (At least 1 problem)</b>							
0-30%	82%	Same	88%	Same	100%	100%	96%
30-50%	71%	Same	84%	Same	83%	Same	Same
50-80%	36%	Same	Same	Same	66%	Same	42%
80-100%	21%	Same	9%	38%	Same	Same	1%
<b>Severe (1 or more problem)</b>							
0-30%	68%	Same	73%	54%	100%	100%	Same
30-50%	26%	Same	Same	Same	Same	Same	33%
50-80%	10%	Same	Same	35%	Same	Same	23%
80-100%	3%	Same	8%	Same	Same	Same	Same
<b>Cost Burden (Pay % of AMI)</b>							
<30%	74%	Same	45%	Same	63%	12%	51%
30-50%	15%	Same	24%	Same	Same	0%	29%
>50%	10%	Same	Same	Same	Same	88%	Same
>30%	25%	Same	51%	Same	37%	88%	41%

**KEY** >10% difference of jurisdiction

<10% difference of jurisdiction

Not 10% difference but notable in comparison to the other groups

Same (as jurisdiction)

### If they have needs not identified above, what are those needs?

Although needs were discussed in prior sections, there is also a need to ensure that racial and ethnic groups listed have access to mortgage/down-payment assistance and are considered for home loans at the same level as White applicants.

### Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The majority of areas in the County with high compositions of non-white racial/ethnic groups are located in the surrounding communities just outside of the City of Madison. According to HUD-CHAS information tabulated from 2018-2022 5-year ACS estimates, the top three communities with the highest percentage of Black/African American persons outside city limits are the Town of Madison (9.3%), Sun Prairie (7.7%), and City of Fitchburg (7.5%). The top three communities with the highest percentage of Hispanic persons outside city limits are the Town of Madison (23.5%), City of Fitchburg (14.0%), and City of Middleton (7.8%). Source: [United States Census Bureau](#).

## NA-35 Public Housing – 91.205(b)

### Introduction

[The Dane County Housing Authority \(DCHA\)](#) was created in 1972 by the Dane County Board of Supervisors to address the affordable housing needs of low-income families in Dane County (outside the City of Madison). The oversight and governance of DCHA is the responsibility of 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 number of bedrooms per housing type is listed in the table below:

Type of Housing	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Public Housing	24	21	34	5	2
Market Rate	25	32	47		
HUD	16				
Tax Credit Only	20	16			
Rural Development/Tax Credit	30	24			

The DCHA also administers the Section 8 Housing Choice Voucher Program and has an allocation of 1,248 vouchers. During the pandemic the housing authority received special purpose vouchers that aided in helping those who were experiencing literal homelessness – staying in shelter or living outdoors. Current HUD funding levels allow the DCHA to provide financial assistance to approximately 1,067 low-income households throughout Dane County (outside the City of Madison). Since 1996 Dane County Housing Authority has contracted with Wisconsin Management to provide the management and maintenance of their units.

The DeForest Housing Authority (WI249) operates 36 units of public housing including 32 one-bedroom units for seniors and persons with disabilities and 4 two-bedroom duplexes for families.

The City of Stoughton in partnership with USDA Rural Development owns 92 units of public housing for seniors. The properties are managed by Broihahn Management & Consulting, Inc.

DCHA staff state the agency has a total of 1,300 applicants on the Housing Choice Voucher waiting list. The household types are listed below:

- 260 Disabled Households
- 100 Elderly Households
- 861 Family/Individual Households
- 79 Households with zero preference points

Throughout 2024, DCHA has been pulling applicants from the HCV waiting list who are eligible to receive a Mainstream Voucher. To be Mainstream eligible the head of the household must be 18-61 years old and have a diagnosed disability. DCHA has funding that Mainstream Voucher holders can use during lease up. These fees include a \$500 landlord incentive fee along with various fees for the voucher holder to use. See the attached letters that outline the reasons the funding can be utilized.

DCHA has a total of 267 applicants on the Project Based Voucher waiting list. The household types are listed below:

- 50 Disabled Households
- 6 Elderly Households
- 211 Family/Individual Households

DCHA has a portfolio of 22 Project Based Voucher sites with a total of 167 units. 17 of the sites have a disability or elderly preference. 5 of the sites in the portfolio have a homeless preference and applicants need to be referred from the CoC's Housing Priority List.

- 3 of the units has handicap accessibility features.

Since 1/1/2024 DCHA has housed 130 Hard to House Families/Individuals (either a disabled household member or 3 or more children) between the HCV and the PBV waiting list.

Starting in 2020, DCHA was awarded 153 Mainstream Vouchers which serve households intended to serve households with an adult family member aged 18 to 61 with a disability. They are being issued to eligible households on the waiting list and who also meet the preference of currently experiencing homelessness, transitioning out of institutional and other segregated settings, at serious risk of institutionalization, or previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project.

In addition, DCHA received a subsequent award of special administrative funding that was used to help these voucher holders secure housing. One of the eligible uses that DCHA established was a \$500 incentive fee paid directly to the landlord for each family with a new Mainstream voucher that they lease to. This one-time payment is was a no strings attached payment that was released to the landlord when the first Housing Assistance Payment (HAP) was made. Some other eligible uses for service fees included application fees/non-refundable administrative or processing fees/refundable application deposit assistance, holding fees, security deposit assistance, moving expenses (including move-in fees and deposits), essential household items, or renter's insurance if required by the lease.

DCHA was also awarded 45 Emergency Housing Vouchers (EHV) (targeted towards families) starting in 2021 in partnerships with the Community Development Authority of the City of Madison (CDA) and the Homeless Services Consortium of Dane County (HSC). The Madison CDA and DCHA reached an agreement that DCHA's Mainstream and Emergency Housing Voucher holders may lease anywhere in Dane County without needing to port to the Madison CDA. This allows target populations for these vouchers to take advantage of more extensive social service and transportation linkages the City of Madison provides. After receiving referrals from the CDA through the HSC, 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. DCHA has been absorbing the EHV's as slots become available. Reissuance of the vouchers to new participants when households leave the program is not permitted.

In 2009, Dane County in partnership with the City of Madison Community Development Authority (CDA) and the Dane County Housing Authority (DCHA), received funds from HUD to implement the FUP (Family Reunification Program). FUP Vouchers are Section 8 Vouchers given out to DCHS clients. Currently, there are 100 vouchers through the CDA and 50 through the DCHA. The Dane County Human Services Division Housing Assess and Affordability (HAA) manages all 150 vouchers for both Public Housing Authorities (PHA) who ensure there are referrals and vouchers are utilized to the fullest extent.

The staff from the Housing Access and Affordability (HAA) division state there are referrals for 125 households are sent to the FUP committee comprised of representative from Dane County departments Prevention and Early Intervention (PEI), Youth Justice (YJ), and HAA. Once the FUP committee pre-screens for eligibility, the referrals are sent to the PHAs where income and background screening are conducted. The remaining 25 vouchers for youth aging out of foster care are referred directly to DCHA from the Independent Living Supervisor (ILS) who is responsible for tracking them and coordinating any applicable information with HAA.

FUP voucher referrals must be referred by a Dane County Human Services social worker. The referring Dane County social worker agrees to provide case management services to the case for a period of one year. Case management may consist of monthly home visits, assistance in resolving issues that might arise, identifying resources to help maintain stability, etc. Case management responsibilities start when lease is signed, not the referral document.

FUP family vouchers have no time limitations. Income eligibility for a housing voucher is determined based on the total annual gross income and family size compared with the HUD established income limits for the area. In general, the family's income may not exceed 50 percent of the median income (very low-income limit) for the county or metropolitan area in which they live. Once a family receives a FUP voucher, they can remain in the program indefinitely provided they adhere to public housing policies. (FUP's for Youth aging out of foster care are time limited to 3 years – although the household can be extended for up to 5 years if the household is eligible for the FUP Family Self Sufficiency Program. Three populations are eligible for these special vouchers:

(1) Families with children in out-of-home care unable to regain their children owing to lack of adequate housing

(2) Families at risk of children being placed in out-of-home care owing to lack of adequate housing; (families who are homeless; families displaced by domestic violence; families living in substandard, dilapidated housing)

(3) Youths ages 18-24 who left foster care at age 16 or older who do not have adequate housing or youth will leave foster care within 90 days.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

**Table 18 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
									# Homeless at admission
# of Elderly Program Participants (>62)	0	0	35	180	0	178	1	0	
# of Disabled Families	0	0	36	368	3	354	1	7	



	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	115	1,042	7	988	4	34
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 19 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	85	511	2	477	2	21	0
Black/African American	0	0	29	520	5	502	2	11	0
Asian	0	0	0	7	0	6	0	1	0
American Indian/Alaska Native	0	0	1	4	0	3	0	1	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 20 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	6	30	0	27	0	3	0
Not Hispanic	0	0	109	1,012	7	961	4	31	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 21 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

DCHA has a contract with a company to manage the public housing units. Wisconsin Management reports a waiting list of 561 households for public housing (Mazomanie 50, Monona 227, Stoughton 131 and Sun Prairie 153). There are 5 households on the waitlist for the Valley View Apartments in Cross Plains (HUD Section 515 funded units), and 45 households waiting for DCHR (one- and two-bedroom apartments for elderly 62+ & disabled community members in Verona, Stoughton and Deforest. As public housing waitlist openings become available, information is posted on their website and a notification emailed to the Homeless Consortium Services (HSC) list serv. Currently, the DCHA is able to meet the current Section 504 needs of its Public Housing participants with the accessible units it has available, and waitlists reflect the current program need. The most common accessible needs are grab bars, and walk-in showers/tub cut-outs.

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.

According to the [DCHA 5-Year Plan 2025-2029](#), due to the deferred maintenance over the years, multiple units were also offline or not habitable for rental for a long period of time. Two units had extreme water damage and needed extensive remodeling and repairs to bring it back online. Another property also had damage from leaks below the tile floor in a bathroom that lead to extensive damage to floor joints and beams. Many renovations took place throughout the portfolio for modernization and accessibility that are now fully occupied again. DCHA also converted the bathrooms in 10 units from tub to walk-in showers and made repairs to accessible bathrooms with roll in showers improving accessibility.

Although somewhat challenging, voucher holders who need accessible units have been able to find what they need in the private sector. However, more affordable housing units with accessibility are needed in order to meet the demand of the growing senior and disabled populations. DCHA’s stated mission is to promote safe, decent and affordable housing for those who participate in programs, as well as to support efforts to expand the supply of affordable housing in Dane County. One of DCHA’s goals for the years 2025-2029 include supporting efforts to expand the supply of affordable housing in Dane County. This includes seeking to expand DCHA’s HCV program through additional vouchers/funding. DCHA also anticipates partnering with housing developers, the Dane County Affordable Housing Development Fund, and other potential housing funding mechanisms to create affordable housing projects for more units.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The majority of participants are extremely low-income and need a variety of services and support systems such as supplemental income, medical, and mental health services. According to the [DCHA 5-Year Plan 2025-2029](#), it also shows that one of the immediate need of residents who reside in public housing is the need for better living conditions. 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. From this information, 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. DCHA was awarded approximately \$2.5M in capital improvement grant funding from Dane County to invest in the public housing stock and began utilizing the funds.

For Public Housing, maintenance continues to be an on-going need. We see these homes aging, as most do, and we continue to work with ownership on capital items. Main things currently seeing are windows,

roofs, siding, concrete/pavement, HVAC systems, etc. Capital improvements and replacement items that have been addressed at public housing and scattered sites include but are not limited to:

#### Exterior

- Numerous roofs replacement including some with new soffit, fascia and gutters;
- New & repaired siding, masonry and tuck-pointing work;
- Parking asphalt, sidewalk, concrete stoops, and patio replacement and other paving/stripe projects to improve condition and accessibility;
- Landscaping and retaining wall improvements;
- Garages and garage doors repair and replacements;
- Exterior door replacements;
- Common area lighting including more energy efficiency; and
- Numerous dead tree removal Interior
- Unit flooring replacement;
- Unit and patio doors replacements;
- Unit appliances and air conditioning units (ongoing);
- Kitchen renovations for modernization and more accessibility;
- Interior common area improvements including flooring replacement and painting;
- Deteriorated stair repair;
- New elevator and security/intercom installation;
- Insulation and window replacement; and
- Water heaters, water softeners, and furnaces/boilers

#### **How do these needs compare to the housing needs of the population at large?**

The [Dane County Regional Housing Strategy \(RHS\)](#) compares renters and homeowners cost burdens. It states 44% of renters versus 17% of homeowners in Dane County were cost burdened. Unlike those who own, renters are more likely to be low income and experience housing instability due to the housing market, obtaining housing, and moving costs. For those earning less than 30% AMI in Dane County, there a total of 18,900 households who rent. Of that number, there is an estimated 11,000 are nonstudent households leaving a gap of rental units for households in this income bracket. Seventy-percent of these renter households are cost burdened and rent units that are meant to serve the 30-60% AMI income group.

The continued increase in the supply of housing that falls within the public housing payment standard is critical. It is not easy for many of the voucher holders to find a suitable unit, given the high demand and low vacancy in our market.

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, an 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. In 2020 DCHA brought the staffing in house for the shared FSS program which are Housing Choice Voucher clients from both agencies. Previously, this work had been contracted to a third-party agency, however the provider experienced a high amount of turnover resulting in inconsistent case management for participants. The program was only meeting the minimum necessary to qualify for the grant and did not maximize the effectiveness of the program. Since, the program has been able to expand to include a project-based Section 8 development located in the City of Madison. The Program Coordinating Committee has expanded membership to provide more community connections and participant resources continuing increased overall participation and additional growth planned.

## **Discussion**

The Admissions and Continued Occupancy Policy (ACOP) for the DCHA Public Housing Program is the DCHA's written statement of policies used to carry out the housing program in accordance with federal law and regulations and HUD requirements. The ACOP is required by HUD and must be available for public review [CFR 24 Part 903]. The ACOP also contains policies that support the objectives contained in the DCHA's Agency Plan. The ACOP can be accessed through the DCHA website at <https://www.dcha.net/plans-and-policies>.

The [DCHA 5-Year Plan 2025-2029](#) show a physical analysis of the public housing portfolio was conducted, which is helping DCHA decide whether the sale of any units of public housing that are not likely to pass a Housing Quality Standards (HQS) inspection without a substantial capital outlay is in the authority's best interest. As a result, DCHA will be moving to complete the demolition and disposition and conversion of Public Housing to Tenant-Based Assistance. According to the CAPER 2023, Capital funds from HUD as well as a grant of approximately \$2.5M from Dane County are available to continue making improvements DCHA was eligible for and was awarded Shortfall Funding from HUD to allow the agency to build a reserve account to support the public housing properties. The balance of this account is currently over \$700,000 and continues to grow each month with the funds DCHA was awarded from HUD.

HUD's Special Application Center (SAC) approved DCHA's application to dispose of 25 buildings containing 40 dwelling units and 5.8 acres of underlying land. This units approved for disposition are located in three communities (Monona, Stoughton, and Sun Prairie). Work to improve the physical condition and performance of public housing stock is underway making improvement efforts such as deferred maintenance and evaluation a longer-term objective for the agency. A review of the occupancy standards and tenant rents will also confirm how the differences between the public housing and project-based voucher rules and regulations impact current residents and will be taken into account as well. DCHA intends to ensure identified units will be eligible for the project-based tenant protection vouchers and commit at keeping the units affordable for the required 30-year affordability period.

The [Community Plan to Prevent and End Homelessness - Dane Forward](#) also has several strategies to work on over five years related to partnerships with the local housing authorities includes: a) Setting targets for housing people experiencing homelessness; b) Pursuing additional special purpose voucher targeted to the homeless population; c) Ensuring funding for security deposits and housing navigator positions connected to the housing authorities; and d) Prioritizing people experiencing homelessness for public housing units.

DRAFT

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Homeless Services Consortium (HSC) functions as the local Dane County Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development (HUD) as the local planning and decision-making body for federally funded homeless assistance programs (i.e. HUD). The group is comprised of a number of active committees and operates an extensive network of partner agencies working together to prevent and end homelessness.

*Please Note: The Homeless Services Consortium is a comprehensive approach to preventing and ending homelessness in all of Dane County (including the City of Madison), and data from HMIS cannot be divided geographically. Therefore, the homeless prevention elements of the Dane County Consolidated Plan reflect the needs of the entire County (including the City of Madison).*

In 2023, both the City of Madison and Dane County contributed funds to hire a vendor to help the community development a revised [Community Plan to Prevent and End Homelessness - Dane Forward](#). The purpose of the plan was to create a comprehensive roadmap to prevent and end homelessness over the next five years. It is intended to provide transparency to the general public, government officials, and nonprofit and business partners about funding, programs, and priorities to meet this objective. The plan is the result of a year of work by stakeholders and partners from throughout the County and the Homeless Services Consortium, in partnership with Homebase. A Community Plan Committee was formed and the group agreed to a strategic plan vision statement: “Create a solutions-based response that deconstructs and disrupts housing inequities so everyone unhoused has a safe and stable place to thrive.” The team emphasized the importance recognizing those with lived experience voices, racial equity and disparities in the system, and trauma informed principles to guide the work. There are five main goals in the plan:

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 diversity funding to expand available resources.
5. Expand regional coordination.

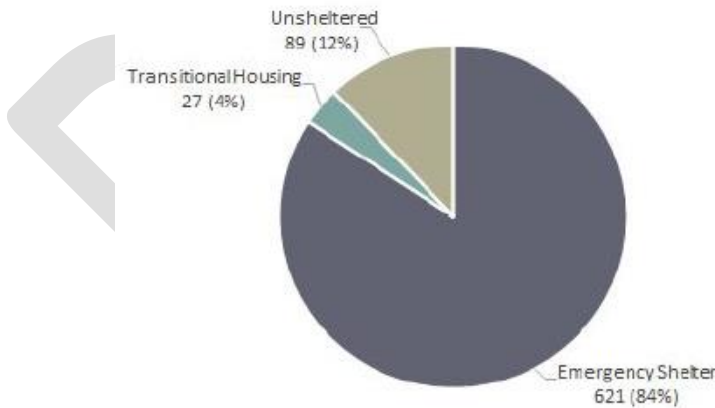
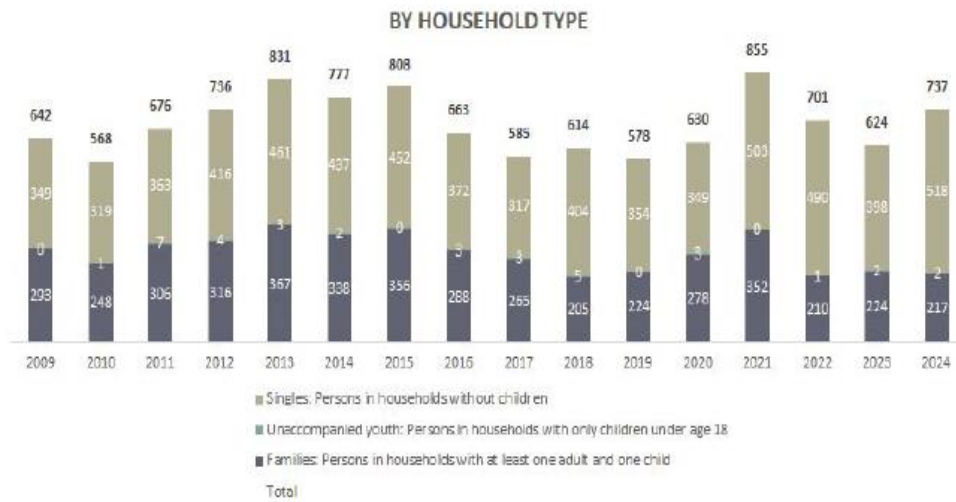
The Plan was finalized in March 2024 and approved by the HSC Board of Directors. The Plan in its entirety can be accessed on the Homeless Services Consortium (HSC) web site at: <https://www.danecountyhomeless.org/governance>

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.

The HSC also manages Dane County’s [Point In Time \(PIT\)](#) , which provides a snapshot of people who are experiencing literal homelessness (living on the streets or in shelter) in the community which is conducted in January each year. The number of homeless people served by area service providers in emergency shelter has fluctuated over the years. 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.

PIT 2009-2024: By Household Type Location

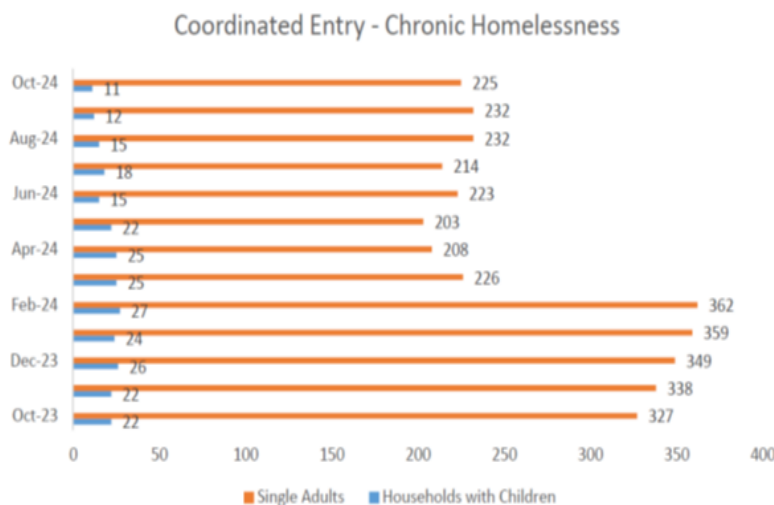
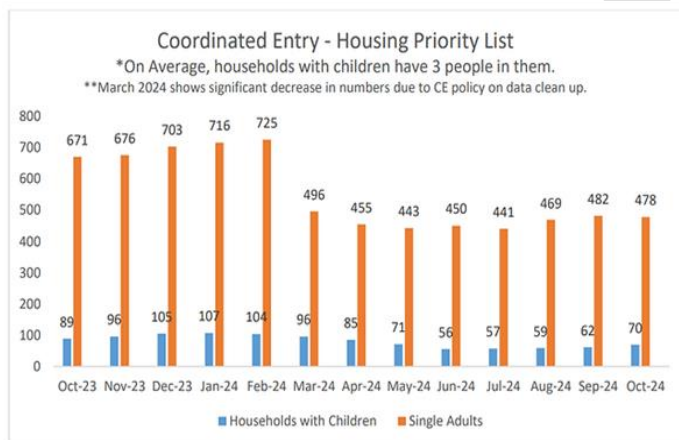


According to the HUD reports, 2,710 individuals were served in transitional housing and emergency shelters in 2022-23. Of served, 727 were members of households with children (with 443 children under 18 years of age); 1,959 were in households without children (21% identified as female, 77% as male, 2% transgender or gender non-conforming); and 44 were unaccompanied youth under the age of 18. This



represents a slight increase over the last Consolidated Plan (2,645 individuals in 2017-18) but a slight decrease from the past couple years (2,818 individuals in 2020-2021 and 2,864 individuals in 2021-2022).

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 identified must be sleeping in emergency shelter, outside, or in a vehicle and have experienced long-term homelessness. Street outreach programs act as mobile hubs for Coordinated Entry to connect people to housing opportunities as quickly as possible. The HSC has recently taken steps to strengthen outreach services by increasing coordination, collaboration and meeting regularly. Once assessed, the household is prioritized based on vulnerability assessment and placed on the Coordinated Entry List. Currently, the tool utilized in Dane County to identify and prioritize those individuals is called the VI-SPDAT or the Vulnerability Index Service Prioritization Decision Assistance Tool; however, the CoC is planning to transition to a new assessment in the near future.



### Coordinated Entry Housing Placements - Single Adults



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### Coordinated Entry Housing Placements - Families



Powered by Looker

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.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

## Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	1,166	0
Black or African American	1,245	0
Asian	16	0
American Indian or Alaska Native	36	0
Pacific Islander	21	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	n/a	0
Not Hispanic	n/a	0

*Table note: In accordance with recent HUD Housing Management Information Systems (HMIS) Standards, Ethnicity is no longer collected and Hispanic/Latina is asked as a part of race.*

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2022-2023, there were 2,203 households who accessed emergency shelter and transitional housing. Of those households, 1,959 were adult only and 198 were households with at least one minor child.

The Salvation Army is the centralized gatekeeper for households with adults and children (families). According to a The Salvation Army of Dane County social service statistics document, there were 37,566 nights of shelter provided for families. In 2023, there were 961 individuals including 578 children who were identified as a household with children and adults served by Dane County shelters and through vouchers for motels for overflow and extreme weather situations.

Families who call in for shelter are contacted by a Diversion Specialist to assist families assess alternative options to shelter. If no alternatives are identified, the family is added to a waitlist and asked to call in once a week to remain active. The same Salvation Army of Dane County social service statistics state that 1,127 initial diversion screens were completed with families. Of those, 80% were able to be initially diverted from shelter and 22 families were housed without accessing shelter.

Using the McKinney Vento homeless definition, the number children experiencing homelessness during the 2021-22 school year in Dane County was 1,507. *Source: [Community Plan to Prevent and End Homelessness – Dane Forward](#)*. Although this number has fluctuated somewhat, there has been a steady increase over the last few years. Many of these identify as being homeless but are often staying with someone else or couch surfing also known as ‘doubled-up’ (66%) or self-paying in a hotel/motel (17%).

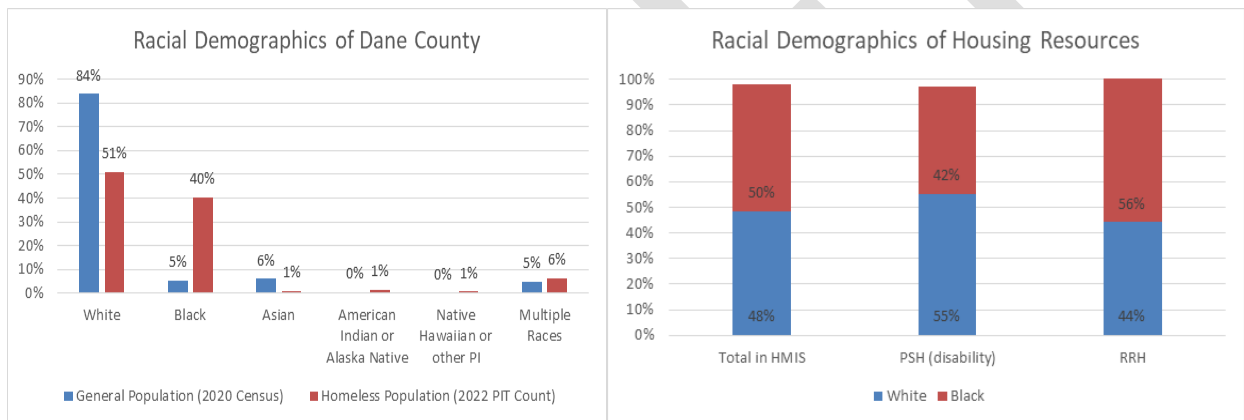
For 2022-23, Veterans accounted for 7% of the total people served in emergency shelter and transitional housing. And [Point-In-Time](#) 2023 counted only a total of five percent (5%) or 149 individuals who identified as being part a veteran household, which is a decrease from 2019 174 individuals). The website also has [Coordinated Entry](#) data that shows the number of families who were assessed for [Coordinated Entry](#) was

even lower with only an average one veteran family annually (2023). In the 2024 Point In Time, there was a total of 46 veterans identified; 42 veterans were sheltered, while 4 veterans were unsheltered

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to HUD reports, the homeless population in Dane County (including the City of Madison) is largely non-white. This is especially true for families with children experiencing homelessness, where 74% are non-white. For individuals without children experiencing homelessness, the percentage of non-white is 45%. Of the 2,710 individuals served in emergency shelter and transitional housing in 2022-23, 46% were Black, African American or African.

The Black population is overrepresented in the Dane County population experiencing homelessness. The [Community Plan to Prevent and End Homelessness – Dane Forward](#) shows that black people are eight times overrepresented in the population relative to their share of the total Dane County general population. And black households access permanent supportive housing at lower rates relative to their share of the households accessing the homeless system.



**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

In comparing the 2023 and 2024 Point in Time (PIT) for sheltered and unsheltered households, the numbers of those experiencing homelessness has increased:

- Individuals overall;
- Single adults both sheltered and unsheltered;
- Chronic homeless; and
- Adults with serious mental illness or substance use disorders.
- NOTE: Unaccompanied youth and minor parents remain low, as youth often "couch surf," and not staying in shelters or living outside (unsheltered);

According to HMIS data, the number of single adults 55+ on the coordinated Entry list remains at a high level.

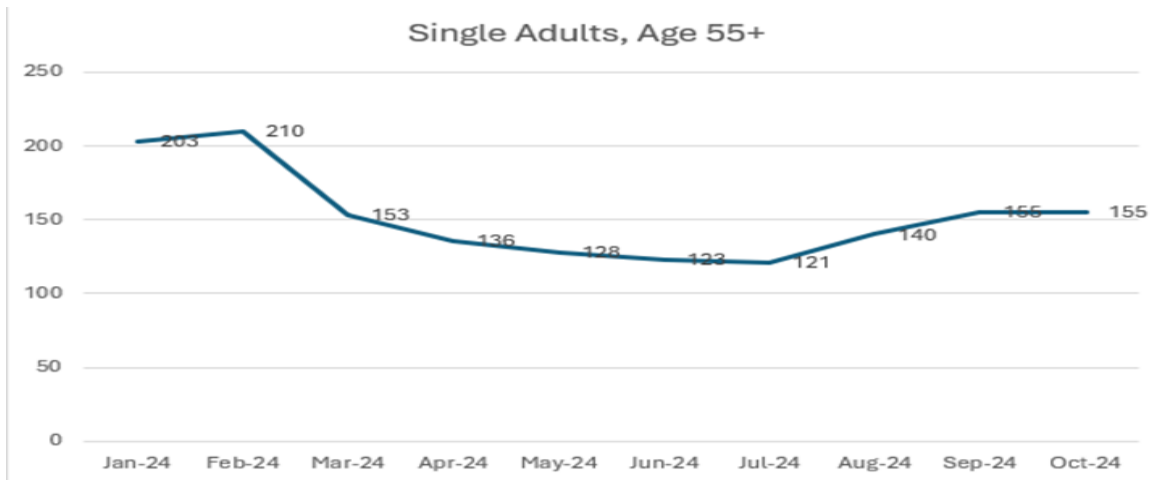
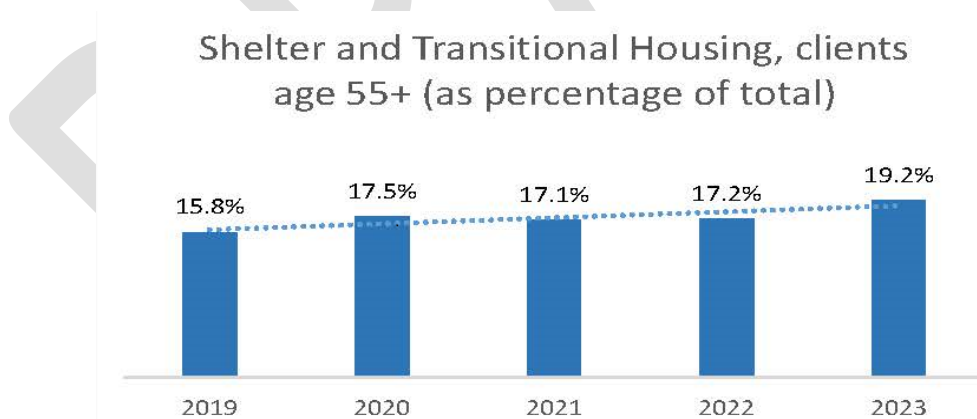


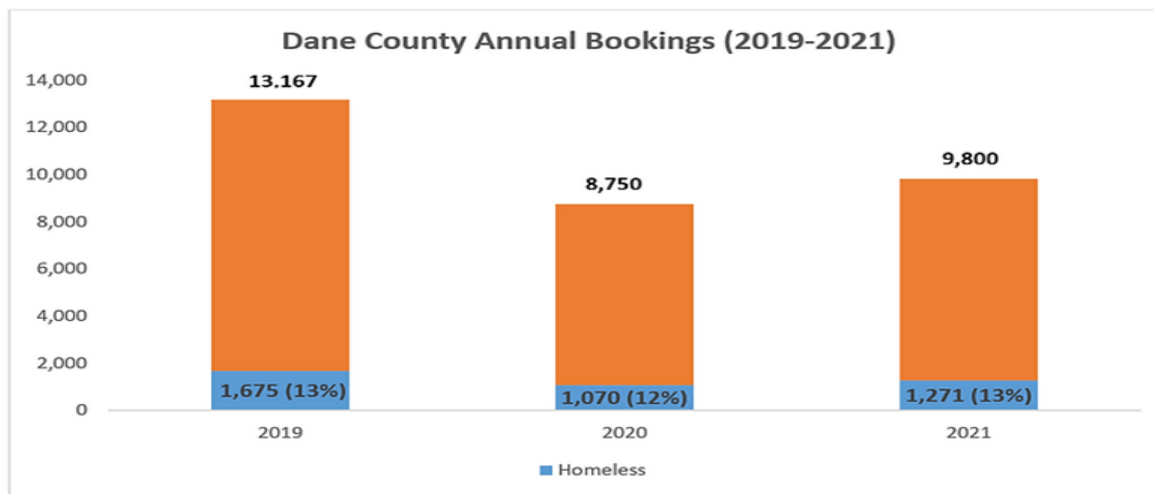
Chart side note: There was a decrease in March due to CE policy regarding data cleanup.

A growing number of older adults who have never been homeless before and are in financial crisis, lacking affordable housing, and have health crises are starting to experience homelessness for the first time. With no other choice, there are an increasing number of adults 55+ who are being seen by the local shelter system and transitional housing. The Housing Access and Affordability Division within Dane County Human Services reports that 775 adults ages 55 and above experienced homelessness in 2023. The homeless system of care is serving beyond its full capacity and does not have the full resources or adequately trained to address many of the complex medical issues that come with older adult care such as mobility, chronic health, incontinence, etc. The multiple systems that are involved are not coordinated and siloed when it comes to connecting clients to the services that they need.



- 55-64 years of age - 71% and 65 and over - 29%
- Disability reported - 70%
- Male - 77%, Female - 22%, and Transgender or non-binary - 2%
- White - 51%, Black or African American - 39%, Multi-racial - 6%, American Indian, Alaska Native or Indigenous - 2%, and Other - 2%

The [Homeless Services Consortium](#) website reports out on Dane County Jail bookings. The Dane County Jail asks for current address each time someone is booked into custody. They provided a list of addresses for every booking over the last few years. CoC staff identified addresses, including no address provided, that may indicate someone was experiencing homelessness at the time of booking. The data shows that, on average, 13% of the Dane County jail annual bookings were for people presumed to be experiencing homelessness.



The [FY2024 NOFO](#) states that households experiencing homelessness access Continuum of Care (CoC) and other community housing programs through Coordinated Entry (CE). Households are able to access the CE system regardless of where they are located a variety of ways. Emergency shelters, the day resource center, street outreach, phone call or form via the CoC website are all avenues that households can connect. Outreach teams often connect with individuals who may do not seek out services or are not located in the city where resources are more readily available. People in rural communities also tend not to seek services in the City of Madison, so agencies in these areas make referrals or provide phone or internet access so clients are able to connect.

The local CoC practices Housing First philosophy, which houses those experiencing homelessness without any preconditions for entry into program. There are very limit transitional housing programs, as the Outreach and shelter staff work to get the required chronically homeless and other landlord required documentation (identification, proof of income, etc.) needed for people to move into housing quickly into two main programs that specifically target these households.

1. Permanent Supportive Housing (PSH): Permanently houses and serves chronically homeless individuals with a documented disability with no time limit; and
2. Rapid Re-Housing: Houses and provides case management to households up to 24 months.

The 2023 Point in Time (PIT) Survey Summary compares annual surveys conducted in January of each year. According to HDX Stella data, the number of total sheltered and unsheltered homeless persons has increased each January since 2021.

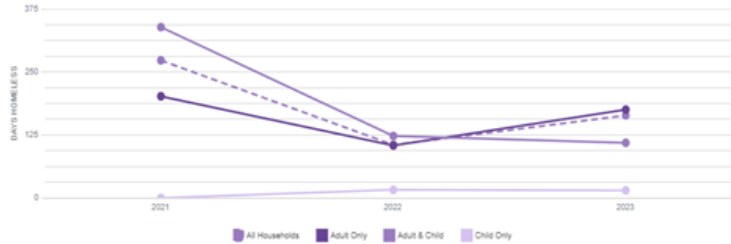
### Households with Days Homeless Trend

For each reporting year, households that had at least one day in ES, SH, TH, or RRH/H; or at least one day in PSH prior to move-in.



### Days Homeless Trend by Household Type

For each reporting year, the average cumulative, unduplicated number of days that households were served in ES, SH, or TH projects, and days in RRH/H or PSH prior to move-in.



During the Point-In-Time (PIT) Dane County also reports on the Housing Inventory County (HIC), which summarizes the number of beds that are available and utilized in shelters and housing program for those experiencing homelessness. In 2022, the total number of beds was 3,206, (843 emergency shelter, 130 transitional housing, 531 rapid re-housing, 846 permanent supportive housing, and 853 other permanent housing beds). [Source: Community Plan to Prevent and End Homelessness – Dane Forward](#)

2023 PIT Comparison to Communities of Similar Size and Climate (summary):

- MN-501 St Paul/Ramsey County, MN has most sheltered with NE-501 with a close second.
- MI-509 Ann Arbor/Washtenaw County, MI has the fewest reported homeless individuals and the fewest unsheltered;
- Rockford, with lowest population, has highest number of unsheltered individuals; and
- Madison falls somewhere in the middle.

[Source: AHAR – Annual Homeless Assessment Report](#)

In addition, the [FY2024 NOFO](#) reports that the 2024 HIC also reported that the number of beds available was reduced even further by 636 due to the COVID funding expirations. The total number of beds was 2,570, and coverage rate neared a fully utilization at 100%. Of the total number of beds, 505 were emergency shelter, 32 transitional housing, 395 rapid re-housing, 909 permanent supportive housing, and 729 other permanent housing beds throughout the homeless system of care.

The [Community Plan to Prevent and End Homelessness – Dane Forward](#) shows that individuals who are able to receive PSH stay in housing on average of 10.9 years, and 71% of individuals remain housed for at least one year. In general, the number of beds to meet the growing need are not readily available as only 7% of those on the Coordinated Entry lists were able to access available units. The number of individuals on the [Coordinated Entry](#) housing priority list remains high with 478 single adults and 70 families waiting as of 10/01/24. According to the [FY2024 NOFO](#), the CoC uses a number of different strategies in an

attempt to reduce barriers and increasing housing opportunities, so that individuals can be housed thus reducing the length of time homeless. Efforts include, but are not limited to, formal diversion, eviction redaction, criminal record correction, shelter case management, city-sanctioned campground, local housing authority partnerships, the local Affordable Housing Development Fund (AHDF), landlord engagement, stakeholder and cross sector collaboration, and engaging those with lived experience.

### **Discussion:**

The 2023 CDBG CAPER states that 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. According to the CDBG CAPER 2023, the AHDF has awarded over \$41 million dollars to more than 30 projects since its inception, and supported the creation of 2547 affordable units in Dane County.

In 2023, more than \$10.8 million in County funds were awarded to eight affordable housing projects that will create 458 new affordable housing units; 410 of the new units will be in the City of Madison, and 48 of the units will be located outside the City of Madison in urban county consortium communities. These projects specifically target individuals and families on the Dane County Homeless Service Consortium's community by-name list.

The Dane County Urban County Consortium does not receive funding through the Emergency Shelter Grants (ESG) program. However, the local community does receive funding through the City of Madison to do similar programming. The Homeless Services Consortium functions 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. Emergency shelter and transitional housing programs in Dane County that report demographic data on persons served include:

- **Emergency Shelter Programs (ESP)**  
Domestic Abuse Intervention Services; Porchlight - Men's Drop-In Shelter and Safe Haven; The Road Home - Family Shelter; The Salvation Army - Single Women shelter, Family Shelter & Warming shelter, and Motel vouchers; Youth Services of Southern Wisconsin - Volunteer host homes; and YWCA Family Shelter.
- **Transitional Housing Program (THP)**  
DAIS – Empower Home; Porchlight – Veterans THP (Spring Street), Safe Haven SRO; The Salvation Army - Holly House; Society of St. Vincent de Paul; Tellurian - Community Based Residential Facility (CBRF); and YWCA – Third Street.
- **Rapid Re-Housing (RRH)**  
Community Action Coalition – RRH & Supportive Services for Veteran Families (SSVF); Focus Counseling - RRH & TBRA; The Road Home – Building Futures, The Heart Room, and RISE; The Salvation Army – RISE, DAWNS, and Hearts of Hope (DV); United Way Partnership – YWCA Family Housing Stability Program.



- Permanent Supportive Housing (PSH)  
DCDHS Rental Assistance and Supportive Services, Housing Initiatives Permanent Housing for Chronically Homeless, Porchlight HOSTS and Housing First Leasing; Tellurian – Willy Street SRO, PHP (Permanent Housing Program) Consolidation; YWCA – SROs for women (Mifflin St).
- Other Permanent Housing (OPH)  
Housing Initiatives scattered sites (Britta, Calypso, Dayton, Las Casitas, Stonebridge); Porchlight Brooks Street, Truax and scattered sites; The Road Home Foundations and Housing & Hope, Housing Stabilization, Moving Up, Ace Apartment, The Breese Apartments, Tailor Place Apartments, Fair Oaks Apartments, and Mainstream Voucher Program (MVP) Section 8 subsidy vouchers.

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.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

**Introduction:** Housing and service needs exist in Dane County for non-homeless special needs populations including elderly/seniors, youth aging out of the foster care system, persons with disabilities (mental, physical, developmental), and persons with alcohol and other substance use disorders.

The Census Bureau collects data on disability primarily through the American Community Survey (ACS) and the Survey of Income and Program Participation (SIPP). Current ACS questionnaires cover six disability types at various levels of difficulty. Below data is from the [US Census, American Community Survey \(ACS\) 2018-2022 Five Year Estimates Report](#).

- Hearing – Deaf or serious difficulty hearing (14,830 or 2.6%)
- Vision – Blind or serious difficulty seeing, even when wearing glasses (8,206 or 1.4%)
- Cognitive – Serious difficulty concentrating, remembering or making decisions (24,988 or 4.6%)
- Ambulatory – Serious difficulty walking or climbing stairs (19,611 or 3.6%)
- Self-Care – Difficulty bathing or dressing (8,164 or 1.5%)
- Independent living – Difficulty doing errands alone such as visiting a doctor’s office or shopping (19,730 or 4.3%)

The Area Agency on Aging (AAA) of Dane County is the designated County Aging Unit. The Aging Unit is appointed to act as a planning and policy development body for programs for older adults in the county that are funded by the federal Older Americans Act and state supplemental funding. Dane County also has an Aging and Disability Resource Center (ADRC) which acts as a single entry point where older adults and people with disabilities and their families can obtain unbiased information and advice about a wide range of resources available in their local communities. Dane County’s ADRC provides options counseling and enrollment for long-term care services, both public and private. In Dane County, the Area Agency on Aging (AAA) and the Aging and Disability Resource Center (ADRC) are not an integrated agency. They are stand-alone agencies under the Division of Disability and Aging Services in the Department of Human Services. We are co-located in the same office and Dane County ADRC serves a single county.

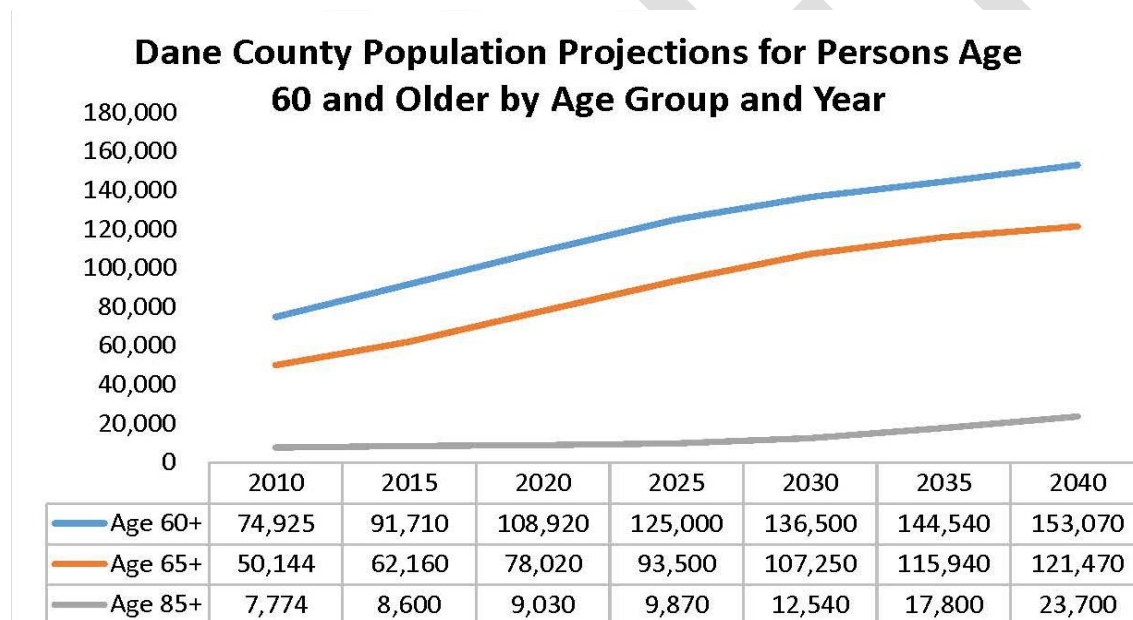
### **Describe the characteristics of special needs populations in your community:**

The [US Census, American Community Survey \(ACS\) 2018-2022 Five Year Estimates Report](#) shows that 56,293 persons (9.8% of the population) in Dane County identified as having a disability. The profile states 68.7% of those 65 and older have more than a high school education with the majority of those identifying as White/Caucasian at 93.1%. With that said, those occupying rental housing units 54.8% are paying more than 30% of their income toward rental costs, and those in owner-occupied units 24.6%. Nineteen percent of persons age 65+ are employed with 9.6% living at or below 150% of the Federal Poverty Level (FPL). Approximately 30% of adults aged 65+ in Dane County live in single person households.

According to a prepared document by the [Bureau of Aging and Disability Resources](#) (Jan 2024), a total of 50,519 contacts for the in 2023 averaging 198 contacts per day with 65.5% falling between the ages of 60-

99. The ADRC reports that those that report a disability between the ages of 18-64 are a total 23,995 persons or 6.6% of Dane County’s population. Although some customers fall into multiple target groups, 58.4% of the target groups are elderly (60 or older) and 30% of those indicating a physical disability and 23.9% for those 65 and older. The same year there were a total of 1,217 enrollments of those that worked with a disability specialist. Approximately half or 55% of the households fell at or below 100% of the Federal Poverty Level (FPL). The statistics provided are for the entire County including the City of Madison; of the enrollments, only 1.5% were households who had a rural status (based on client’s zip code).

The [Dane County Area Agency on Aging FY 2025-27 Aging Plan](#) states the top three disabilities in Dane County older adults (64+) are ambulatory, hearing and independent living difficulty. Statistics from the [2018-2022 Five Year Estimates](#) report that group 65 and older now represent 14.4% of the population; this shows a significant growth since 10.3% in 2010. The Dane County population is projected to grow nearly 25% or 100,000+ over a 30-year time span. The Wisconsin Department of Health Services estimates the County to have a population of nearly 700,000 individuals with the largest proportional growth among adults age 60 and above that or 20% by the year 2040.



Source: Wisconsin Department of Administration, Demographic Services, 2010-2040 Population Projections, Vintage 2013

The [Dane County Area Agency on Aging FY 2025-27 Aging Plan](#) states that households led by individuals aged 65 and above, the median income is at or below \$69,140, which is lower than the majority of households in the County. In Dane County, 5.3% of older adults (65+) live in poverty with females representing a higher percentage (55%) compared to males. Among Dane County older adults (65+), 5% of non-Hispanic White older adults live below the poverty level (100% FPL) compared to 13% of BIPOC (Black, Indigenous, and People of Color) older adults. A large number of head of households 65+ who are costs burdened paying more than 30% of their income toward rent (54.8%) or mortgage (24.8%).

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

### **Housing and Supportive Service Needs:**

The [Aging & Disability Resource Center \(ADRC\) of Dane County](#) provides information about resources and support on all aspects of life related to aging or living with a disability and is a one-stop shop for older adults, people with disabilities and their families. Statistics are kept on the number of contacts/ inquiries, the top needs, and the unmet needs of special needs persons living in Dane County (including Madison). In 2023, the top 5 categories discussed with consumers at ARDC were 1. Public Benefits, 2. Housing including Assisted Living, 3. In-home services, 4. Community I&R 5. Youth Transition or Foster Care. With that said, the top unmet need by a large margin was housing totaling 814 contacts in 2023, and the second highest was Transportation with 233 contacts.

The general housing and supportive service needs of special needs populations include decent, affordable, accessible housing in safe neighborhoods on a bus route, and that is close to family/friends. Persons also need assistance with moving expenses, security deposits and the often requisite 3 months advance rent. Persons with hoarding behaviors may need assistance to reduce the hoard to a level tolerable to the landlord and building inspection/fire marshal. Persons with long-standing poor rental histories may need assistance with establishing a decent rental history, finding tolerant landlords, and money management. Sober living communities, such as the Jesse Crawford Recovery Center, are needed by persons with alcohol and other substance use disorders.

Persons with physical and/or developmental disabilities may need supportive housing services including assistance with personal care (bathing, dressing, etc.) and home chore services (laundry, housekeeping, etc.).

Housing needs for youth aging out of the foster care system are similar as they face the barriers of: lack of work experience, no credit history, lack of a permanent address, lack of skills to properly navigate the health care system, lack of affordable housing, and the competitive rental market.

### **How are These Needs Determined:**

Housing and supportive service needs of special needs populations in Dane County are identified through anecdotal information, consumers and their advocates, and data.

For people who request it, the Aging and Disability Resource Center will administer the Long-Term Care Functional Screen to assess the individual's level of need for services and eligibility for long-term care benefits. Once the individual's level of need is determined, the Aging and Disability Resource Center will provide information about the options available to him or her, to stay in the Medicaid fee-for-service system (if eligible), or to privately pay for these services.

Persons who are interested in receiving publicly-funded benefits through the Family Care programs are screened first for income eligibility and then for functional eligibility. There are functional screens for adults, children, and mental health/AODA populations. These examine the individuals' functional status, health and need for supportive services, i.e., with activities of daily living, such as bathing, dressing, meal preparation, medication management, etc. Information on the functional screens and the actual screens may be found at: <http://www.dhs.wisconsin.gov/LTCare/FunctionalScreen/>.

#### Overview of the Long Term-Care Functional Screen

The federal Centers for Medicare and Medicaid Services has approved the use of [Wisconsin's Long-Term Care Functional Screen](#) (LTC FS) to determine functional eligibility for Wisconsin's Home and Community-Based Waiver (HCBW) programs for children and adults. Wisconsin's LTC FS was developed to provide an automated and objective way to determine the long-term care needs of elders and people with physical or intellectual/developmental disabilities and their functional eligibility for publicly funded program assistance. These programs are the HCBW programs (CIP 1A, CIP 1B, CIP II, COP-W, Family Care, IRIS, PACE, and Partnership) and the Community Options Program (COP).

[Wisconsin's Functional Screen](#) system is a web-based application used to collect information about an individual's functional status, health, and need for assistance for various programs that serve people who are elderly, have intellectual, developmental, or physical disabilities, or have mental health and substance use disorders. Experienced professionals, usually social workers or registered nurses, who have taken an online training course and passed a certification exam are able to access and administer the screen.

#### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Wisconsin Department of Health Services (DHS) oversees the [Wisconsin HIV/AIDS](#) program and maintains a database of reported cases of HIV/AIDS infections by County. In 2022, there were 36 new diagnoses of HIV/AIDS in Dane County (including Madison), which is 12% of the total HIV/AIDS patients in Wisconsin. And a rate of 6.3 cases per 100,000 people. The case rate per 100,000 population in Dane County is higher than the statewide average of 5.3.

The [Dane County Area Agency on Aging FY 2025-27 Aging Plan](#) that since 2019, there has been an increase in individuals (age 60+) in Dane County living with HIV. The number has increased from 14 in 2019 to 264 in 2023. *Source: Wisconsin Dept of Health Services, Division of Public Health, Data provided by HIV Surveillance Unit.*

The [2022 Sexual Reproductive Health Data Brief](#) reported:

“Seven in ten people who are newly diagnosed with HIV in Dane County are linked to HIV care services within one month of their diagnosis, with nearly 9 in 10 linked within 3 months. There were 807 people

living with HIV in Dane County in 2021. For every 100 people living with HIV in Dane County in 2021, 82 received HIV care, 52 were retained in case, and 79 were virally-suppressed.”

“Inequities in HIV burden remain wide in Dane County. 19 people were newly diagnosed with HIV in Dane County in 2020. The reasons for racial inequities in HIV burden are similar to those for STIs. Gay, bisexual, and other men who have sex with men (GBMSM) are disproportionately impacted by HIV. Social and structural reasons—such as HIV stigma, homophobia, discrimination, poverty, difficulty accessing culturally-competent and high-quality sexual health care, and small sexual networks with high HIV rates—drive these inequities and health outcomes.”

“32% of new HIV infections are among black people in Dane County, but only 5% of people ages 18-64 in Dane County are black. More than 7 in 10 new HIV diagnoses in Dane County are among GBMSM.”

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

At this time, the County will not be establishing a preference for HOME TBRA activity for persons with a specific category of disabilities.

#### **Discussion:**

According to [Medicaid.gov](https://www.dhs.gov/medicaid), The Wisconsin Department of Health Services’ Community Options Program Waiver (COP-W) and Community Integration Program II (CIP-II) were terminated in July 2018 and transitioned into Family Care, which is a managed care program. One may also choose to enroll in the IRIS program, a program that allows for self-direction. Medicaid’s standard benefit is to pay for nursing home care. If qualified, this Medicaid Waiver Home and Community Based Services (HCBS) may benefit program participants who wish to receive services outside of a nursing home. Locations such a living at home, in assisted living or in adult foster care may pay for nursing-home-level care if it can be obtained at a lower cost than in a nursing home. Benefits may include, but are not limited to, personal care, adult day care, and home modifications

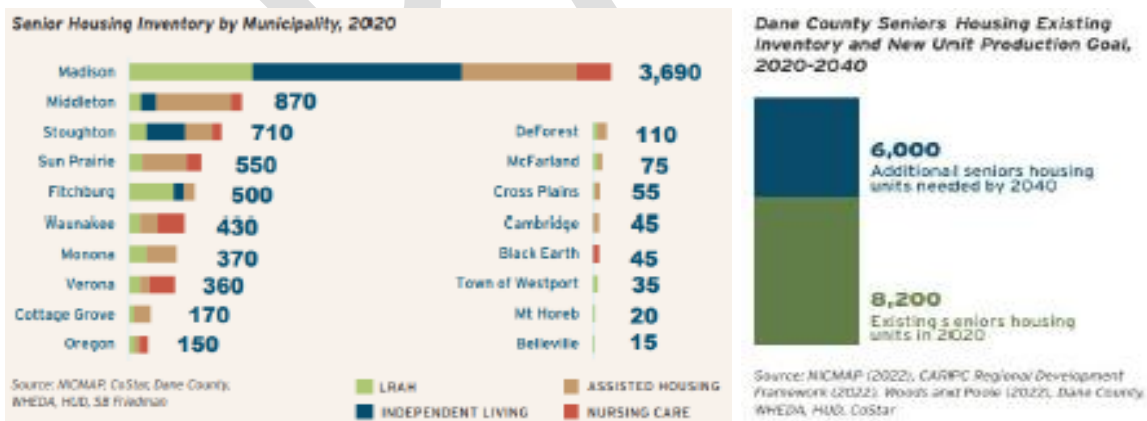
The [Family Care](#) and [Family Care Partnership](#) programs are long-term managed care programs for Wisconsin residents that offer a large variety of supports to help individuals remain living in their homes. These two programs differ in the services that are provided. Family Care is personal, non-medical needs and Family Care Partnerships is more comprehensive, including full medical care and prescription drugs. These programs are designed to give participants greater control over what services they receive and who provides them referred to often as self-determination, consumer or participant direction. These programs are specifically called Self-Directed Supports or SDS, and participant must enroll with a managed care organization in order to receive services. Unlike Family Care, Family Partnership is not currently available statewide. Program participants hire their caregivers which are often friends, neighbors and even some family members to provide care as an alternative to home care companies. These caregivers work for an

hourly wage and are considered employees (e.g. payroll, taxes) referred as Care Service Providers, Personal Care Attendants, or Direct Service Professionals. One of the other intentions of the program is so enrollees are able to access funds that would otherwise be spent on their care services, empowering them to purchase other basic needs such as food or housing.

The Area Agency on Aging (AAA) *2013-2015 Area Plan for Older People* identifies the needs for seniors as insufficient affordable rental options, inappropriate rental and rental renewal policies, assistance with moving costs, and other concerns (p. 38-39). In preparation for the *2025-27 Area Plan for Older People*, AAA conducted a series of listening sessions throughout Dane County with older adults and service providers followed by two public hearings.

The [Dane County Area Agency on Aging FY 2025-27 Aging Plan](#) lists a number of goals and strategies to address issues that have been identified. They plan to do this in partnership with a number of community-based agencies that provide programs and serves for older adults. There will also a focus to intentionally engage other service providers in other sectors and development relationships. Some of the majority themes identified include, but are not limited, to affordable and accessible housing, transportation, language access, LGBTQ+ and BIPOC support, health systems and caregivers, mental health and trauma informed care, social needs, and other aging supports.

According to the [Dane County Regional Housing Strategy \(RHS\)](#), the county needs at least 6,000 units dedicated to seniors. The majority of senior housing is located within city limits, making it more difficult for those living in rural areas to find this type of housing. Senior housing units have up to two year waiting lists.



## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### **Describe the jurisdiction’s need for Public Facilities:**

Many municipalities are in need of public facilities; from playgrounds to indoor community centers to food pantries. Public infrastructure improvements are also a high priority for some municipalities, such as sewer line repairs or improved lighting.

### **How were these needs determined?**

Dane County conducted community surveys and focus groups for the 2025-2029 Consolidated Plan. One question in the survey explained that the City of Madison and Dane County receive federal funding for specific project categories; and asked that respondents select their top 3 funding priorities. Of the survey responses, Housing was the clear top priority, however, 23% of resident responses chose Public Infrastructure as one of the priorities.

Direct community surveys were given to guests at a local food pantry, in English and Spanish. Of the 99 responses, 69 felt that Neighborhood Centers and Public Facilities were one of their priorities, and 13 chose Public Infrastructure as one of their priorities.

Overall findings indicate that the two top-ranking funding priorities were Housing and Community/Social Services (Public Services). These were followed by Business/Economic Development and Public Facilities/Infrastructure. It was determined through citizen input that Public Facilities and Infrastructure receive 11% of the available CDBG and HOME funding.

### **Describe the jurisdiction’s need for Public Improvements:**

Clean-up of contaminated sites, improved street lighting, acquisition/ demolition of blighted buildings, and downtown revitalization (facade improvements) were discussed as public improvements at the focus groups.

### **How were these needs determined?**

Although specific improvements were not measured, there was discussion within the focus groups, engagement meetings and at individual meetings with municipalities on types of public improvements. Many areas are building new housing developments, which require improved street access, sewer lines and lighting. Some expressed clean-up of blighted sites. Lastly, the municipalities often see their own government resources for these types of improvements and did not think that using CDBG/HOME funding would be the main source of funding.

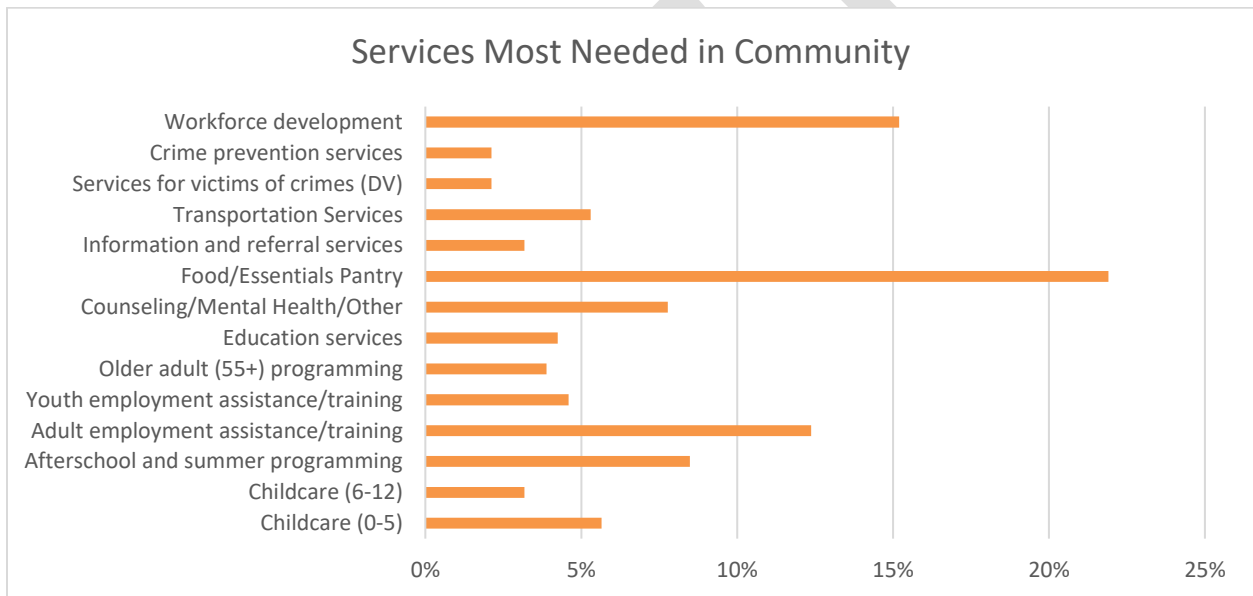
### **Describe the jurisdiction’s need for Public Services:**



There is a high need for transportation-related public services, especially for the elderly or for those who live in more rural parts of Dane County. In addition, high needs include workforce development or job training, services for domestic violence victims, food pantries, and child care.

**How were these needs determined?**

During the direct community survey, when asked what 3 types of public or social services are most needed in their communities, Food/Essentials Pantry was a top choice. It is likely that this choice was selected most frequently due to the fact that respondents were guests at the food pantry at the time of the survey. Workforce Development (e.g. job training, etc.) and Adult Employment Assistance were also a priority. However, Workforce Development was selected in 21% of responses submitted in Spanish, compared to 2% submitted in English. This may indicate that Spanish/bilingual trainings, services and programs are needed.



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## IV. Housing Market Analysis

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### MA-05 Overview

#### Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which Dane County must administer its programs over the course of the Consolidated Plan. This section of the Plan is based on HUD regulations and covers topics including general characteristics of the housing market, lead-based paint hazards, public and assisted housing, facilities and services for homeless persons, special needs facilities and services, and barriers to affordable housing. In conjunction with the Needs Assessment section of this Plan and other public input received, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

Most of the data tables in this section are populated with a default data set based on the most recent data available from HUD. Additional data has been obtained from various sources, including more current American Community Survey estimates and data collected from agencies that use the Wisconsin ServicePoint (WISP) homeless management information system.

### MA-10 Number of Housing Units – 91.210(a)&(b)(2)

#### Introduction

The housing market in Dane County contains various types of housing, with a large portion being 1-unit detached properties. Most owners have units that contain 3 or more bedrooms, and renters live in units that vary in terms of number of bedrooms. Households that qualify for subsidized housing have a household gross income of less than 80% of the AMI, and various types of households receive assistance. Overall, there are not enough affordable units for households in Dane County, especially for individuals in the 0-30% AMI category. For those households, there is a gap of 13,300 affordable rental units.

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	72,680	64%
1-unit, attached structure	9,206	8%
2-4 units	7,925	7%
5-19 units	9,906	9%
20 or more units	13,214	12%
Mobile Home, boat, RV, van, etc	828	1%
<b>Total</b>	<b>113,759</b>	<b>100%</b>

**Table 1 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	131	0%	1,521	5%
1 bedroom	767	1%	10,098	32%
2 bedrooms	10,220	13%	13,233	42%
3 or more bedrooms	66,525	86%	6,991	22%
<b>Total</b>	<b>77,643</b>	<b>100%</b>	<b>31,843</b>	<b>101%</b>

Table 2 – Unit Size by Tenure

Data Source: 2016-2020 ACS

## Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In Dane County, the households that qualify for subsidized housing have a household gross income less than 80% of the AMI, and the individuals who qualify include any parent, couple or guardian with a child; individuals age 62 and older; and those who have disabilities that are verified in writing by a doctor or by Social Security (Subsidized Housing Information Dane County). Households with subsidized housing pay 30% of their monthly income toward rent, while HUD pays the remaining amount (Subsidized Housing Information Dane County). According to the National Housing Preservation Database Properties, there were 167 federally assisted properties, and 612 assisted units in Dane County, assisted through various programs depicted in Figure 1 below. (August 2024). Figure 2 shows a map of housing sites that are HUD Multifamily Properties, LIHTC Properties, Public Housing Developments, and USDA Rural Housing in Dane County and the City of Madison.

## Assisted Units by Funding Stream

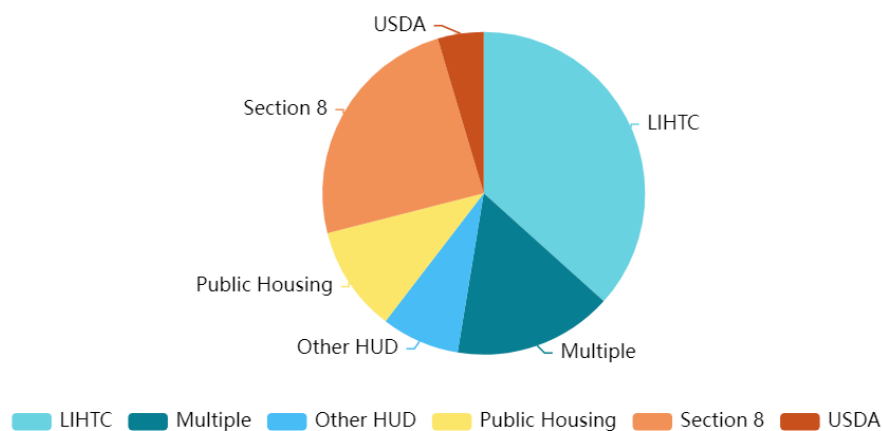


Figure 1: [National Housing Preservation Database Properties August 2024](#)

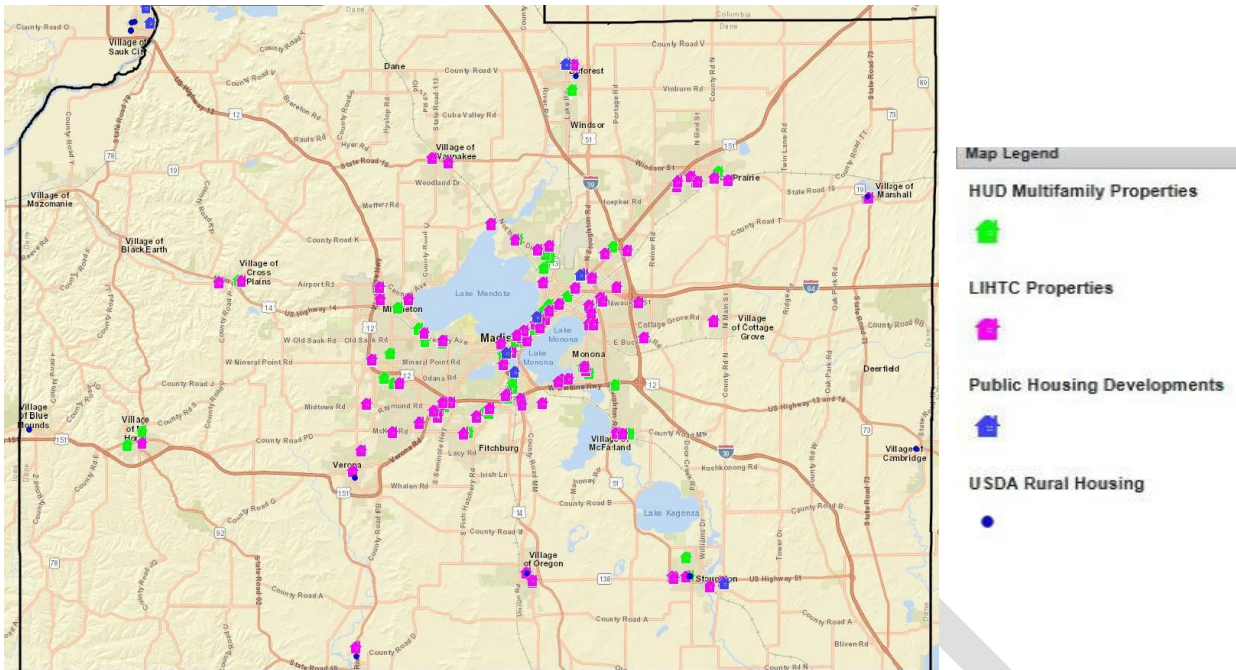


Figure 2

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Dane County does not anticipate any units lost from the affordable housing inventory.

**Does the availability of housing units meet the needs of the population?**

There is a gap between number of affordable housing units in Dane County and the number of households who need affordable housing. There are 18,900 renter households earning less than 30% AMI in Dane County. Only 5,550 units are reported to be affordable to households in this group. This equates to a gap of 13,300 rental units for households earning less than 30% AMI ([Dane County Regional Housing Strategy 2024-2028](#)). Due to this gap, these households are likely to rent units that are affordable to the 30-60% AMI income group. This means that about 70% of households earning less than 30% AMI pay more than they can afford for housing. Additionally, there are 22,500 renter households that have incomes over 100% AMI, but only 5,700 rental units that are affordable specifically to them (Dane County Regional Housing Strategy 2024-2028). So, these households are renting units that are affordable to households at lower income levels, thus creating competition for these units.

**Describe the need for specific types of housing:**

There is a need for more units affordable for a variety of income groups, especially those in the 0-30% AMI category. As explained, the shortfall in affordable housing availability has created a need for affordable units for workers, families, seniors, young people, and individuals who are a part of historically

marginalized groups (Dane County Regional Housing Strategy 2024-2028). Also, units in areas with strong access to jobs and transit have higher housing costs, presenting a need for affordability in these areas (Dane County Regional Housing Strategy 2024-2028).

### **Discussion**

Clearly, there are gaps in affordably housing units, particularly for individuals in the 0-30% AMI category. These gaps have created stress on various groups, including workers, families, seniors, young people, and historically marginalized groups, who often must rent unaffordable units. Although Dane County has various assisted units, the data shows that work must be done to increase the affordability of units throughout the county.

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## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction:

This section provides an overall picture of housing costs within the Dane County Urban County Consortium. Information provided will detail housing cost trends, rent trends, fair market rents, and the overall affordability of the local housing market.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	230,800	277,000	20%
Median Contract Rent	826	999	21%

Table 3 - Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,264	7.1%
\$500-999	15,528	48.9%
\$1,000-1,499	11,181	35.2%
\$1,500-1,999	2,310	7.3%
\$2,000 or more	555	1.8%
<b>Total</b>	<b>31,838</b>	<b>100.2%</b>

Table 4 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,700	No Data
50% HAMFI	10,188	3,127
80% HAMFI	21,714	17,275
100% HAMFI	No Data	27,884
<b>Total</b>	<b>33,602</b>	<b>48,286</b>

Table 5 - Housing Affordability

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,007	1,183	1,378	1,810	2,041
High HOME Rent	776	931	1,093	1,519	1,835
Low HOME Rent	776	931	1,093	1,305	1,456

**Table 6 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

There is insufficient rental housing available for all low-income level renter households, but most predominantly those earning 0-30% AMI. In Dane County, there are 18,900 renter households earning less than 30% AMI. Only 5,550 units are reported to be affordable to households in this group. This equates to a gap of 13,300 rental units for households earning less than 30% AMI ([Dane County Regional Housing Strategy 2024-2028](#)). Due to the affordability gap, these households often rent at prices that are unaffordable to them. For households earning 30-60% AMI and 60-100% AMI, the number of housing units exceeds the number of renter households (Dane County Regional Housing Strategy 2024-2028). Despite this, households that are greater than 100% AMI and households that are less than 30% AMI are competing for units affordable to the 30-100% AMI households due to their lack of affordable housing options (Dane County Regional Housing Strategy 2024-2028). This forces households under 30% AMI to rent units that are unaffordable to them and households above 100% AMI to rent units that are affordable to households at lower income levels. Additionally, for households earning 50% AMI, there are only 3,127 affordable units to own (Table 5). This presents an insufficiency for the ability of those households to be homeowners.

### How is affordability of housing likely to change considering changes to home values and/or rents?

The cost of housing in Dane County has been increasing for both home values and rent. In 2009, the median home value was \$230,800, whereas in 2020, the median home value was \$277,000, showing a 20% increase (Table 3). Likewise, in 2009, the median contract rent was \$826, and in 2020 it was \$999, which is a 21% increase (Table 3).

According to the [South Central Wisconsin MLS – Statistic](#), in December of 2022 in Dane County, the median sales price of a residential listing (including condos) was \$362,700. In just one year, this median sales price increased by 10%, to \$399,900 (2023). Additionally, from 2020 to 2023, the number of new listings in Dane County decreased by 38%, from 369 in 2020 to 227 in 2023 (South Central Wisconsin MLS – Statistic). Increasing prices and a decreasing inventory for sale means it will be harder for the low/moderate income homeowners enter the homeownership market. This prevents LMI individuals from owning their own home and forces people to stay in the rental market. So, not only is home owning less

attainable for LMI individuals, but because they must stay in the rental market, there is more competition for affordable rental units.

Fair Market Rents have also increased from \$1,093 for a two-bedroom in 2019 ([HUD FMR data](#)) to \$1,378 for the same unit in 2023 (Table 6), an increase of 26%. This stark increase illuminates how rent cost have been rising to levels that are unaffordable.

In 2020, the rental vacancy rate in Dane County was 3.5%, which is far below the national average vacancy rate of 6.3% (Dane County Regional Housing Strategy 2024-2028). Housing markets are considered to be healthy when the vacancy rate for rentals is 5%; clearly, the rental market in Dane County is not up to healthy standards (Dane County Regional Housing Strategy 2024-2028). As LMI individuals may not be able to own homes due to the increase in cost, it is clear that the rental market poses additional challenges to finding affordable housing.

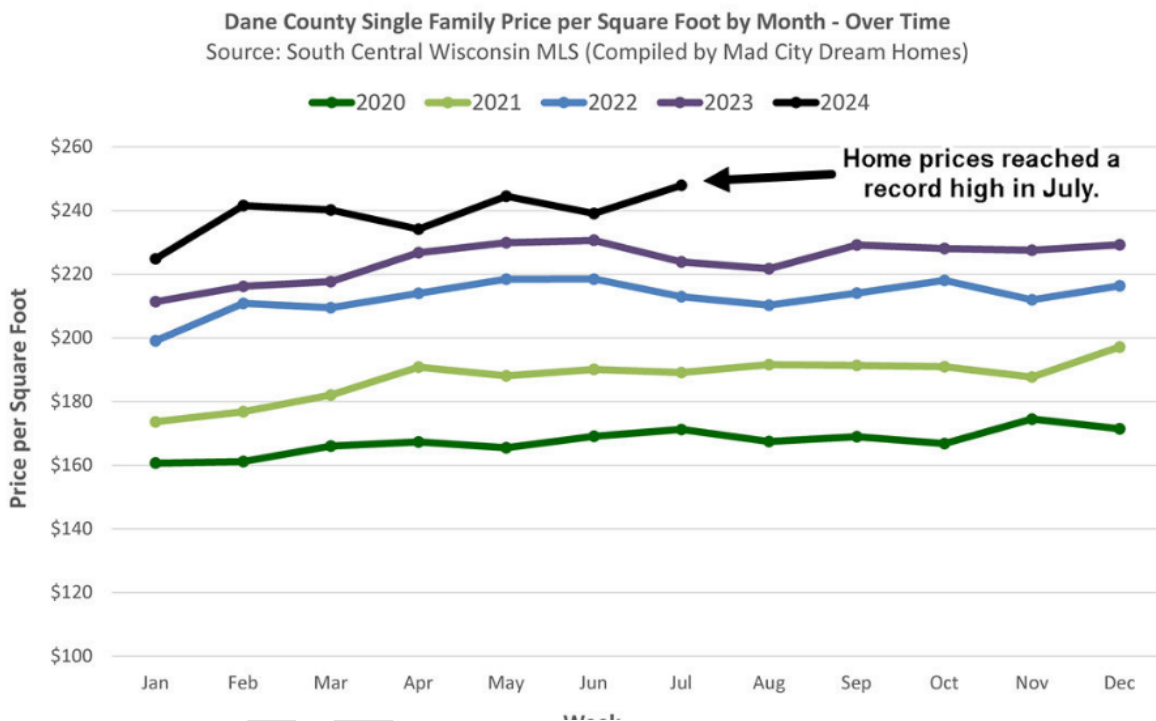


Figure 3

### July 2024 home prices

Home prices continued to rise by all measures:

- The price per square foot rose from \$224 in July of 2023 to \$248 in July of 2024, an increase of 11 percent.
- The average price rose from \$506,389 to \$569,541, an increase of 12 percent.
- The median price jumped from \$446,000 to \$492,000, an increase of 10 percent.

Source: <https://www.madcitydreamhomes.com/blog/madison-area-single-family-home-update-for-july-2024.html>



**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The County’s current median contract is \$999 (Table 3). The median contract rent is below the Fair Market Rents for any number of bedrooms and below the HOME Rents for 2 bedroom, 3 bedroom, and 4 bedroom units. However, the median contract rent is higher than the HOME Rents for efficiencies and 1 bedroom units.

**Discussion:**

It is apparent that the housing market in Dane County is defined by high costs and limited availability. There are housing gaps for households who make less than 30% AMI and those who make over 100% AMI, thus creating competition for units that are affordable to households of different income levels. Furthermore, the cost of owning a home and fair market rents have increased, while inventory has decreased. The rental vacancy rate in Dane County is at unhealthy levels compared to the national rental vacancy rate. Due to these defining traits of the housing market in Dane County, it is clear that both owning and renting a home poses significant challenges to households, especially LMI households.

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## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section provides an overall picture of the condition of the housing stock within the Dane County Urban County Consortium. Conditions of units may be associated with 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%. According to the *Conditions of Units* table below, approximately 36% of renters and 17% of owners experience one of the previously mentioned conditions (Table 7).

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Substandard units are units that do not meet local code; do not meet Housing Quality Standards or NSPIRE; or have major systems in need of replacement or systems that will be at the end of useful life in the next five years. Units are considered suitable for rehabilitation if they are structurally sound and if local zoning codes allow rehabilitation that will bring the unit up to code.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,284	17%	11,565	36%
With two selected Conditions	220	0%	956	3%
With three selected Conditions	10	0%	53	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	64,145	83%	19,199	60%
<b>Total</b>	<b>77,659</b>	<b>100%</b>	<b>31,773</b>	<b>99%</b>

Table 7 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	21,470	28%	9,434	30%
1980-1999	25,630	33%	10,249	32%
1950-1979	21,481	28%	9,369	29%
Before 1950	9,102	12%	2,776	9%
<b>Total</b>	<b>77,683</b>	<b>101%</b>	<b>31,828</b>	<b>100%</b>

Table 8 – Year Unit Built

Data Source: 2016-2020 CHAS

One of the indicators of the condition of the housing stock is its age. Older housing is expected to need ongoing maintenance and repair in order to remain habitable. 72% of the owner-occupied units and 70% of the renter-occupied units in Dane County were built prior to 2000, thus creating a high demand for home repair to provide safe, decent, and affordable housing (Table 8).

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	30,583	39%	12,145	38%
Housing Units build before 1980 with children present	9,774	13%	7,584	24%

**Table 9 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

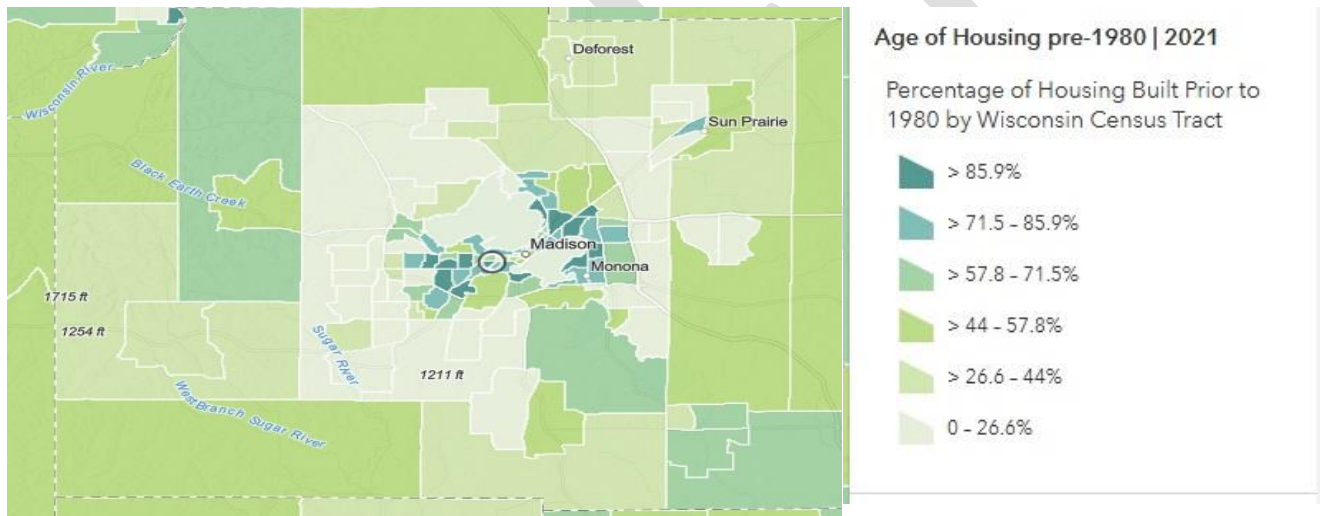


Figure 4

The risk of lead-based paint poisoning increases as the age of the home increases. According to the Wisconsin Department of Health and Family Services, Division of Public Health, [2016 Report on Childhood Lead Poisoning](#), 90% of lead-poisoned children live in housing units built prior to 1950. As presented in Table 9, 13% of owner-occupied units and 24% of renter-occupied units were built before 1980 and have children present in the home. If the paint in these units is in poor condition, it poses a serious threat to children’s health. Figure 4 shows the percentage of housing built prior to 1980.

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 10 - Vacant Units

According to the [2018-2022 American Community Survey \(ACS\) 5-year Estimates](#), there were 3,581 vacant rental units and 756 for-sale units in Dane County. Although data is not available on the number of units suitable for rehabilitation, units are considered suitable for rehabilitation if they are structurally sound and local zoning codes allow rehabilitation that will bring the unit up to code.

Madison Gas & Electric (MG&E) provides a quarterly report on the percentage of apartments within its service area that appear to be vacant because the electrical service is inactive or the service has been moved to the owner’s name. In the second quarter of 2020, there was a rental vacancy rate of 4.36%; this rate increased, yet is still considered low compared to historical standards. Source: [Madison WI Apartment Vacancy Rates: Rental Vacancy Rates: June 2020 \(madcitydreamhomes.com\)](#)

## Need for Owner and Rental Rehabilitation

There is significant need for owner and rental rehabilitation. Nearly half of the Dane County housing stock was built prior to 1980. Housing units may need rehabilitation for code deficiencies, accessibility modification, energy efficiency improvements, and general maintenance. Seventeen percent of Dane County’s owner-occupied housing units report having at least one-selected housing condition, and thirty-six percent the County’s occupied rental units report having a least one housing condition.

Based on the 2024 Dane County Community Survey, 7% of respondents felt that their home was not affordable because there were repairs that are too expensive to fix; and Focus Group participants determined that 15% of annual HUD funding should be allocated towards major and minor home rehabilitation.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The Wisconsin Department of Health Services identifies four primary risk factors among children for lead poisoning (source: [2016 Report on Childhood Lead Poisoning](#))

1. Age of the child – Lead poisoning is more prevalent among two-year old children;
2. Age of housing – Homes built prior to 1950 present a high risk for lead exposure;

3. Socioeconomic status – Lead poisoning is more prevalent among children enrolled in the Medicaid or the Supplemental Food Program for Women, Infants, and Children; and
4. Racial and ethnic disparities – Lead poisoning is more prevalent among African-American children. Although African-American children are only 21% of the total number of children tested for lead poisoning, they account for 50% of all lead-poisoned children in Wisconsin.

While the actual number of housing units in Dane County (outside of Madison) with lead-based paint is not available, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Table 9 shows the total number of owner-occupied and renter-occupied units that were built before 1980, as well as those built before 1980 with children present. In addition, the Wisconsin Department of Health and Family Services, Division of Public Health, reports that more than 90% of lead-poisoned children live in housing units built prior to 1950. According to the [2018-2022 ACS 5-year estimates](#), there are 26,466, or 11%, occupied housing units (both rented and owned) that were built in 1939 or earlier in Dane County. The old age of these units points to serious lead-based paint hazards. Additionally, according to [2017-2021 ACS data](#), 12.8% of households in Dane County make 0-30% AMI. As stated earlier, households with lower incomes are at higher risk for lead poisoning due to the limited housing choices for those households (Wisconsin Department of Health Services). So, the households that occupy units built before 1950 along with LMI households in Dane County are at greater risks for lead poisoning.

## Discussion

This section shows how units in Dane County are in need of rehabilitation, due to Conditions, age, and lead poisoning hazards. Table 7 shows that 22.7% of units experienced one condition; 72% of the owner-occupied units and 70% of the renter-occupied units in Dane County were built prior to 2000 (Table 8); and 12.8% of households in Dane County make 0-30% AMI ([2017-2021 ACS](#)) and are thus at greater risk of lead poisoning. These characteristics of the housing in Dane County point there to be a need for rehabilitation in order to provide safe housing.

Additionally, according to Dane County Focus Group/Engagement Meetings with partner agencies, 15% of federal HUD funding should be allocated towards major and minor home rehabilitation. As the agencies work directly with LMI individuals, this speaks to how important it is that we improve the condition of housing in Dane County.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction:

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.

130 units of housing in Dane County are owned by the Dane County Housing Authority (WI214), with 102 of those units being public housing units. 86 units are funded by the Department of Housing and Urban Development's (HUD) Low Rent Public Housing Program. 16 units are elderly-units funded through HUD Project Based Section 8 Rental Assistance. 28 units give preference to Section 8 Housing Choice Voucher participants and are at market rate.

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.

92 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 are provided for eligible households on the waiting list that are 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. 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.

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.

## Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	86	1,446	166	1,280	5	50	153
# of accessible units			4						
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 11 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center); Dane County Housing Authority

### Describe the supply of public housing developments:

The numbers modified in Table 11 are the total number of vouchers issued to the Dane County Housing Authority, not the total in use. We are limited by available funding and are only able to provide housing to as many households as our funding will support, even if we have additional vouchers available. There are also 45 Emergency Housing Vouchers included in the tot total of 1,280 vouchers listed above.

The Public Housing Authorities maintain housing that is legally restricted affordable housing. In Dane County, over half of the legally restricted housing inventory has been built since 2000 ([Dane County Regional Housing Strategy 2024-2028](#)). [DCHA](#) provides an overview of the public housing supply in Dane County:

- Sun Prairie - 20 units
- Mount Horeb - 16 units
- Marshall - 48 units
- Black Earth - 16 units
- Belleville - 20 units
- Mazomanie - 16 units

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Currently, one of the biggest needs for residents living in public housing is better living conditions ([DCHA 5-Year Plan 2025-2029](#)). 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). For public housing, the DCHA 5-Year Plan also explains how tangible progress has been demonstrated in improving the physical condition of housing:

- 2020:
  - New roof and elevator installed in a 14-unit building in Stoughton;
  - A/C replacements in duplex units in Stoughton and Sun Prairie;
  - Furnace repairs and replacements in Monona and Mazomanie;
  - Removal of dead trees in Monona;
- 2021:
  - New roof was installed in a Sun Prairie duplex;
  - Water heater replacement and extensive remodeling in a unit that had damage from a burst pipe;
- 2022 and 2023:
  - Renovation for a duplex that was offline for modernization and is now fully occupied;
  - Paving projects at Mazomanie and Stoughton;
  - New interior flooring and common area painting at the 10 and 14-unit buildings in Mazomanie and Stoughton;
  - Ongoing replacement of appliances, water heaters, water softeners, furnaces and air conditioning units;
- 2024:
  - New roofs were installed at the Mazomanie site;
  - New siding is planned for several buildings in Stoughton.



## Public Housing Condition

Public Housing Development	Average Inspection Score
Madison Community Development Authority (all units)	76
DeForest Housing Authority – DeForest Apartments	73
Dane County Housing Authority - Stoughton HSG/SCAT sites	41

Table 12 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As stated 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).

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public 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. 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.

DCHA was eligible for and was awarded Shortfall Funding from HUD to allow the agency to build a reserve account to support the public housing properties. The balance of this account is currently over \$700,000 and continues to grow each month with the funds DCHA was awarded from HUD.

### Discussion:

Dane County serves numerous low-income families in Dane County (outside the City of Madison) with affordable housing through public and assisted housing from the Dane County Housing Authority, the DeForest Housing Authority, and the City of Stoughton. There are many housing vouchers available for units in areas such as Sun Prairie, Mount Horeb, Marshall, Black Earth, Belleville, and Mazomanie. One of the biggest needs in public housing is improvements in living conditions, and Dane County has progressed in these improvements and has expressed commitments to continue doing so. 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.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

In Dane County, The Homeless Services Consortium (HSC) is recognized by HUD as the local planning and decision-making body for federally funded homeless assistance programs. It functions as the local Continuum of Care (CoC) and partners with agencies in the community to prevent and end homelessness. The HSC includes the City of Madison in its prevention and intervention services for homelessness.

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 \(danecountyhomeless.org\)](#).

## Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	215	0	0	402	
Households with Only Adults	285	115	32	507	
Chronically Homeless Households	0	0	0	238	
Veterans	2	0	24	256	
Unaccompanied Youth	8	0	0	0	

**Table 13 - Facilities and Housing Targeted to Homeless Households**

### Shelters:

- Briarpatch Youth Services – Targeted towards youth;
- Domestic Abuse Intervention Services (DAIS) – Targeted to those experiencing or who have experienced domestic violence;
- The Salvation Army of Dane County – Targeted towards families with minor children and single women;
- Solace Friends, Inc. – Shelter for those in hospice or at end of life;
- Porchlight – Targeted towards single men;
- YWCA – Targeted towards families with minor children.

### Day shelter and services:

- Catholic Charities – Operates The Beacon day shelter;
- Urban Triage - Housing Navigation for those in shelter or unsheltered searching for housing.

### Housing Programs for those experiencing homelessness:

- Community Action Coalition for South Central Wisconsin, Inc. (CAC) - Rapid Re-Housing;
- Housing Initiatives – Permanent Supportive Housing and Rental Assistance;
- The Road Home Dane County – Rapid Re-Housing programs for families;
- The Salvation Army – Rapid Re-Housing for families and single women;
- Porchlight Inc. – Targeted towards single men;
- Tellurian, Inc. – Targeted towards singles;
- Urban Triage – Families and individuals; Doubled up families;
- Way Forward – Targeted towards doubled up families;
- YWCA – Rapid Re-Housing programs.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Dane County Housing Authority works to further affordable housing for low-income families through the administration of rental and home ownership programs. DCHA assists numerous families in all areas of Dane County outside the City of Madison through the Housing Choice Voucher program (Section 8). Other families live in Low-rent Public Housing owned by DCHA in Sun Prairie, Stoughton, Mazomanie and Monona. There are also units of Rural Development housing in Cross Plains. The Housing Resource Center provides first-time homebuyer education classes, one-on-one counseling and down payment assistance.

The Dane County Department of Human Services provides a comprehensive array of services and programs to over 30,000 people in Dane County each year. Homeless families and individuals in the county are served primarily by two of the divisions. The Economic Assistance and Work Services Division helps people meet their basic needs, including shelter, food and medical care. The Division also promotes self-sufficiency through an array of employment services. The Adult Community Services Division funds and provides care and support for people who have a severe and persistent mental illness. A variety of services are provided by county staff and contracted agencies including, but not limited to, case management, community support programs, residential care, vocational services, and transportation.

Local healthcare providers are tasked with transitioning homeless individuals from their system of care to housing/shelter. The Salvation Army works in concert with local care providers to issue medical vouchers for a short-term motel stay, if shelter is not appropriate for those who are homeless and who may need additional privacy, regular bathroom access, bed rest, isolation, etc. William Middleton Memorial Veterans Hospital assists homeless veterans by utilizing local VA-funded transitional housing programs, as well as the availability of housing choice vouchers (HUD-VASH) for eligible veterans.

The Salvation Army is a multi-faceted agency that is part of an international effort to provide assistance to those in times of crisis. Locally, the Salvation Army operates a community recreation center, social service and church center, as well as an emergency shelter for families and for single women. Additionally, The Salvation Army provides other services, such as coordinated entry, diversion, and rehousing. There is also no-cost medical care offered by The Salvation Army one evening per week.

Several school districts in the County foster programs that assist homeless youth and families in the district. The Madison Metropolitan School District (MMSD) Transitional Education Program (TEP) enrolls, transports, and maintains homeless children and youth in schools within the Madison Metropolitan School District (MMSD). Other TEP support services include clothing closet referrals with limited clothing items available at the four TEP sites, hygiene items and school supplies. Door to door transportation is provided for K-5 students, with middle and high school students being provided metro bus tickets by the respective school. The Middleton Cross Plains Area School District (MCPASD) Homeless Program enrolls, transports, and maintains homeless children and youth in schools within the MCPASD.

There are a variety of resources in Dane County that assist with employment needs for those who are experiencing homelessness. The Beacon is a day resource center that offers basic needs and wellness

services, as well as housing and job assistance. The Dane County Job Center provides job searching resources, workshops and additional training.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

### **Access Community Health**

Access Community Health Centers addresses the financial, cultural, and language barriers that prevent access to healthcare by providing affordable and comprehensive primary medical care, dental care, behavioral healthcare, and pharmacy services.

### **Community Action Coalition (CAC) for South Central WI**

The homeless prevention program operated by CAC helps families maintain safe affordable housing to avoid the major problems associated with homelessness. Services are offered through a multi-faceted approach that includes: intensive housing case management, housing counseling, direct rent payment assistance, and information and referral.

### **Community Meal Program**

The Community Meal Program provides a hot lunch and dinner on most days during the week. Meals are available at no cost to single adults and families with children.

### **HEALTH Program (Meriter Foundation)**

The Homeless (HEALTH) outreach program strives to overcome the barriers to medical care that underserved patients encounter including limited transportation, lack of insurance and medications, and failure to access primary care.

### **Madison Street Medicine**

The mission of Madison Street Medicine is to develop programming and services to fill gaps in access to healthcare and housing in the Madison area. They provide services such as clinics, foot care, and outreach, and operate Dairy Drive, which is the first city-sanctioned campground in Madison.

### **Porchlight, Inc.**

Porchlight, Inc. helps people build stable, independent lives by acquiring job skills and finding permanent housing. Porchlight operates programs that provide emergency housing, job counseling and training, and low-cost housing.

### **Tellurian Behavioral Health**

Tellurian provides services to adults and adolescents in need of alcohol and drug treatment, mental health therapy and housing. Tellurian works with individuals at all points on the continuum but is committed to helping those most in need. Tellurian operates a number of programs that provide housing and services to homeless or those at risk of becoming homeless.

### **Veterans Assistance Foundation**

The Veterans Assistance Foundation is a nonprofit corporation established in 1994 to provide transitional housing programs for homeless veterans. Their mission is to assist homeless or those veterans at risk of becoming homeless by providing a safe and secure environment through which they can access a wide array of services.

### **Vivent Health**

Vivent Health operates HIV Medical Home, which provides comprehensive care to patients. They provide services to individuals regardless of their insurance status or ability to pay.

### **Youth Services of Southern Wisconsin**

YSOSW operates the Briarpatch Runaway and Homeless Youth Program which provides services to runaway, homeless, and throwaway youth and their families. Services provided include counseling, case management, food, clothing, emergency shelter, and a 24 hour help-line.

### **WayForward Resources**

WayForward Resources provides access to food for people throughout Dane County and provides numerous housing stability services, such as case management.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

Agencies in Dane County have long been proactive in recognizing and moving to meet the housing and service needs of the special needs population. The reader is also directed to section NA-45 Non-Homeless Special Needs Assessment which outlines the characteristics and needs of special needs populations in Dane County. The following is a listing of agencies (non-inclusive) that deliver services to meet the needs of persons with special needs who are not homeless:

- Area Agency on Aging
- ATTIC
- My Choice Wisconsin
- Centro Hispano
- Community Living Alliance, Inc.
- Domestic Abuse Intervention Services (DAIS)
- SSM Health At Home
- Home Instead Senior Care
- Veteran's Assistance Foundation
- Women in Transition

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The Aging & Disability Resource Center (ADRC) of Dane County is a place for older adults, people with disabilities, and their families to find resources related to aging or living with a disability. In 2023, the top categories that consumers of the ADRC inquired about were: Public Benefits, Housing including Assisted Living, In-home services, Community I&R, and Youth Transition or Foster Care. Generally, housing and transportation were also identified as needs for those accessing the ADRC resources. Source: [Aging & Disability Resource Center \(ADRC\) of Dane County](#)

For those in the special needs populations, decent, affordable, accessible housing in safe neighborhoods on a bus route, and in close proximity to family/friends are their supportive housing needs. Moving expenses, security deposits, and 3 months of advance rent are also areas for assistance.

For individuals who experience hoarding behaviors, assistance may be needed in order to comply with landlords and building inspectors. Assistance with improving rental histories, finding tolerant landlords, and finance management are needs of those who have extensive poor rental histories. For individuals with substance use disorders, sober living communities, such as the Jesse Crawford Recovery Center, are important for their housing needs. Assistance with personal care and home chores may be needed by individuals with physical and/or developmental disabilities. Youth aging out of foster care face barriers to

finding housing such as a lack of work experience, no credit history, lack of a permanent address, lack of skills to properly navigate the health care system, lack of affordable housing, and competitive rental market. With that, these youth often have housing needs that are similar to those in special needs communities.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Dane County provides Permanent Supportive Housing (PSH) services that administers rental assistance to individuals who have a documented mental illness, are experiencing literal homelessness, and have incomes below 50% the County Median Income (CMI). Through these services, participants can receive case management and supportive services to work on an individual service plan.

The County has adopted 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).

Dane County administers Family Unification Program vouchers for households with children at risk of involvement in Child Protective Services, to reunify families, or for youth aging out of foster care. In 2023, Dane County approved the Fair Chance Housing Development Fund, which is designed to expand the housing options for households in which at least one individual has a record in the criminal justice system.

The Journey Home, a program operated by JustDane, works with individuals who are newly released from prison to find residency, employment, and support and resources, which helps them to avoid becoming homeless as they are returning to the community.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The Dane County Regional Housing Strategy (RHS) describes numerous strategies that will be initiated within the next year and in the following four (2024-2028).

One of the housing priorities of the RHS is to provide housing, resources, and protections for the most vulnerable populations. There are action steps that relate to this priority, including developing educational resources alongside racial equity experts and conducting racial equity training in order to reduce housing racial disparities. Also related to this priority is to develop or expand renter assistance programs, and specific action items 9.1-9.6 are outlined in the RHS. Utilizing Tax Increment District extension funding for affordable housing is another strategy, with action items 10.1-10.3 describing specific steps that will be taken. Action items 11.1-11.5 pertain to expending resources for fair housing enforcement which is a part of providing housing, resources, and protections for vulnerable populations in Dane County.



To review these action items, visit the Dane County Regional Housing Strategy 2024-2028: [DCRHS-SAPReport-FNL-web.pdf](#).

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The Dane County Regional Housing Strategy (RHS) describes numerous strategies that will be initiated within the next year and in the following four (2024-2028).

One of the housing priorities of the RHS is to provide housing, resources, and protections for the most vulnerable populations. There are action steps that relate to this priority, including developing educational resources alongside racial equity experts and conducting racial equity training in order to reduce housing racial disparities. Also related to this priority is to develop or expand renter assistance programs, and specific action items 9.1-9.6 are outlined in the RHS. Utilizing Tax Increment District extension funding for affordable housing is another strategy, with action items 10.1-10.3 describing specific steps that will be taken. Action items 11.1-11.5 pertain to expending resources for fair housing enforcement which is a part of providing housing, resources, and protections for vulnerable populations in Dane County.

To review these action items, visit the Dane County Regional Housing Strategy 2024-2028: [DCRHS-SAPReport-FNL-web.pdf](#).

## MA-40 Barriers to Affordable Housing – 91.210(e)

### **Describe any negative effects of public policies on affordable housing and residential investment.**

Historically, racial discrimination in housing policies have prevented households of color, particularly Black households, from accessing affordable housing. Black households are more likely to be in a low-income household, have less access to ownership, and experience cost burden at a higher rate ([Dane County Regional Housing Strategy 2024-2028](#)). There are various examples of the policies that implemented and maintained racial discrimination in housing:

- **Racial Covenants:** Private landowners in White neighborhoods utilized racially restrictive covenants to prevent people of color from owning their properties. These practices contributed to geographical racial segregation and prevented households of color to gain wealth in the form of their home. The effects of racial covenants are still seen today through segregation and racist language in property deeds.
- **Redlining:** The Homeowners' Loan Corporation (HOLC) restricted homeownership opportunities for people of color through redlining. They categorized Black, Latino, Jewish, and Asian neighborhoods as "risky" and initiated race-based lending practices.
- **Race-based Mortgage Lending:** The Federal Housing Administration (FHA) utilized maps from the HOLC that were based on redlining "risk" levels to determine which households to approve for mortgages. They conducted mortgage approvals for highly-rated neighborhoods, which increased investment in White neighborhoods and prevented homeowner opportunities for households of color. This contributed to the White flight, decreased investment in urban communities where households of color lived, and encouraged segregation.
- **G.I. Bill:** The G.I. Bill provided financial assistance to veterans of WWII for mortgages and loans. While there were many Black veterans of WWII, numerous banks and mortgage agencies refused loans to them, thus further preventing Black households from homeowner wealth.
- **Urban Renewal:** Jurisdictions implemented urban renewal policies by acquiring, clearing, and redeveloping "slum areas." Urban renewal practices uprooted communities and cut off access to resources and jobs. These destructive practices primarily displaced Black households.
- **Credit Scores in Lending:** The credit score system further standardized weighing people based on risk and reinforces existing disparities.
- **Predatory Lending:** Lending institutions disproportionately targeted people of color for predatory mortgages, in which they would sell loans with unfavorable terms to borrowers who have limited access to capital. This practice continues today.
- **Housing Appraisal Practices:** Communities of color are undervalued thus reducing access to mortgages and equity gained from sale.

The impacts from these racist, discriminatory policies are seen today in Dane County, with a White homeownership rate of 64% and a Black homeownership rate of 13%. Additionally, pushing households of color into low-quality rental housing limits access to jobs and services, reinforcing the longstanding prevention of wealth gaining.

Additional barriers to affordable housing include barriers to entry. With a lack of state legislative policy to attempt to reduce these barriers, individuals often face tenant application fees, move-in fees, and multi-month deposits which prevent them from obtaining housing.

Source: [DCRHS-SAPReport-FNL-web.pdf](#).

Dane County published The Analysis of Impediments to Fair Housing Choice (AI) which discusses impediments to fair housing choice in the public and private sector in Dane County. It mentions that public and private policies also contributed to concentrations of low-income communities of color. Planning and zoning created separated enclaves of large blocks of multi-family housing along highways and arterial roadways. Such blocks of lower value land foster lower quality construction and distant ownership that, over time, lead to concentrated low-income housing. Siting of affordable housing in low-income areas adds to the concentrations. Barriers to high opportunity areas, including higher housing prices, lack of affordable housing and planning and zoning that limits lot sizes or percentage of multi-family housing reduces availability of affordable housing in some high opportunity areas. Lack of public transportation, and consequent higher transportation costs, further limit access to many high opportunity communities. Finally, community opposition to affordable housing also limits access.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section of the Consolidated Plan provides an overview of the economic conditions in Dane County and the ability of the local work force to satisfy the needs of local businesses. Some of the data figures presented in the following tables were pre-populated by the HUD eCon Planning tool, and others are from the 2018-2022 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs), and the US Census On the Map. Jobs in Dane County decreased, from 371,131 in 2019 to 314,244, as indicated by the American Community Survey.

Dane County has a highly educated population with 54.4% of the ages 25 or higher having a Bachelor's degree. There is a disproportionately greater need for employment training services for low-to moderate-income persons, per the community survey. Job training and job placement services for low and moderate income persons, youth and young adults, and minorities will continue to be a high priority use of CDBG funds for Dane County.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,379	2,318	2%	1%	1%
Arts, Entertainment, Accommodations	9,222	5,665	6%	2%	4%
Construction	9,868	16,988	6%	5%	1%
Education and Health Care Services	39,439	98,032	26%	31%	-6%
Finance, Insurance, and Real Estate	12,797	24,727	8%	8%	0%
Information	3,941	16,525	3%	5%	-3%
Manufacturing	15,005	26,330	10%	8%	1%
Other Services	6,466	11,163	15%	12%	3%
Professional, Scientific, Management Services	22,739	36,657	15%	12%	3%
Public Administration	7,678	23,113	5%	7%	-2%
Retail Trade	14,601	29,663	9%	9%	0%
Transportation & Warehousing	5,983	9,574	4%	3%	1%
Wholesale Trade	4,074	13,489	3%	4%	-2%
Grand Total	154,192	314,244			

**Table 14 - Business Activity**

**Data Source:** 2018-2022 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs); [Census On the Map 2022](#)

## Labor Force

Total Population in the Civilian Labor Force	151,882
Civilian Employed Population 16 years and over	148,725
Unemployment Rate	2.14
Unemployment Rate for Ages 16-24	11.14
Unemployment Rate for Ages 25-65	1.23

**Table 15 - Labor Force**

Data Source: 2018-2022 ACS

Occupations by Sector	Number of People
Management, business and financial	51,489
Farming, fisheries and forestry occupations	4,033
Service	11,585
Sales and office	29,943
Construction, extraction, maintenance and repair	10,181
Production, transportation and material moving	6,928

**Table 16 - Occupations by Sector**

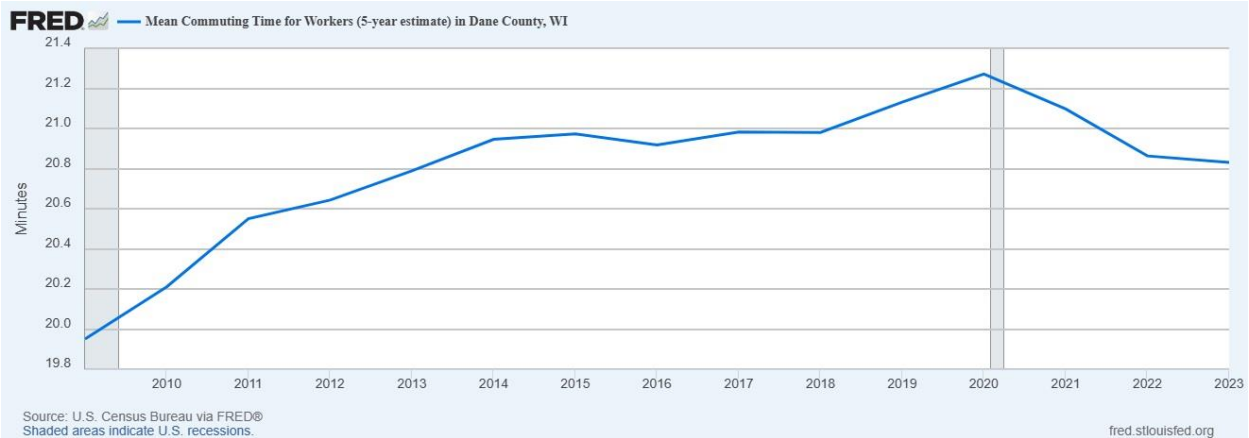
Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	92,594	72%
30-59 Minutes	31,781	25%
60 or More Minutes	4,166	3%
Total	128,541	100%

**Table 17 - Travel Time**

Data Source: 2018-2022 ACS



**Figure 5**

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,136	74	1,245
High school graduate (includes equivalency)	18,772	484	5,244
Some college or Associate's degree	32,572	723	5,371
Bachelor's degree or higher	71,881	722	8,336

**Table 18 - Educational Attainment by Employment Status**

Data Source: 2018-2022 ACS

**Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	106	219	376	558	564
9th to 12th grade, no diploma	1,360	648	953	1,701	1,275
High school graduate, GED, or alternative	6,622	5,799	5,601	13,204	13,751
Some college, no degree	5,648	5,155	5,796	11,719	8,506
Associate's degree	1,307	2,928	3,934	9,201	3,731
Bachelor's degree	4,464	14,668	15,169	23,288	9,385
Graduate or professional degree	509	5,086	9,341	13,475	7,819

**Table 19 - Educational Attainment by Age**

Data Source: 2018-2022 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	38,750
High school graduate (includes equivalency)	44,792
Some college or Associate’s degree	51,625
Bachelor’s degree	69,464
Graduate or professional degree	84,167

**Table 20 – Median Earnings in the Past 12 Months**

Data Source: 2018-2022 ACS

### **Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Management, business and financial sector almost doubled since the last Consolidated Plan, to 80,545 people in 2022, and is the largest employment sector. The service and construction occupational sectors also increased. In addition, the Education and Health Care Services businesses have the biggest share of workers at 16%.

Other major employment sectors in the Urban County include Retail Trade (13% of workers, 12% of jobs), Professional, Scientific, and Management Services (15% of workers, 12% of jobs), Manufacturing(10% of workers, 8% of jobs).

### **Describe the workforce and infrastructure needs of the business community:**

COVID-19 impacted many businesses and the workforce as a whole, with many workers changing jobs or careers. The largest increase in jobs were in the Education and Health Care Services, and Professional, Scientific, Management Services sectors. Unemployment rate over the 5 years stayed relatively consistent, but increased among workers ages 16-24.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

As mentioned above, COVID-19 had an economic impact on Dane County, both in the private and non-profit sectors. As a result, many businesses were forced to provide services online or virtually. This trend continues, and many workforce development programs are now incorporating more technology education into their curriculums. Federal and local funds were infused into communities throughout Dane County, in order to support those affected by loss in business revenue or unemployment. Business infrastructure has now changed to incorporate work-from-home opportunities, which allows job-seekers to obtain employment outside of the area they live in.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

As stated above, the areas of employment growth are fields that allow for increased technology training, as well as working remotely. There has also been an increase in the number of individuals obtaining a Bachelor’s degree or higher, possibly due to the availability of online courses or the need to change careers. Transportation is less of a barrier to employment, with now 3% commuting 60 minutes or more to work. This number will have likely decreased in 2023-2024; but may increase again in subsequent years as more and more people start to work in a hybrid environment.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The following initiatives are targeted at decreasing the barriers to employment currently impacting persons of color in Dane County. The successes of these efforts will decrease poverty, increase housing options and increase the quality of life for the targeted populations.

1. Madison College (the technical college serving Dane County) continues a variety of job training programs and classes.
2. The YWCA has a growing driver’s license recovery program.
3. The Latino Academy, Operation Fresh Start, Urban League, YWCA and Centro Hispano have formed a consortium to prepare individuals for jobs in the construction trades.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**No.**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

**Discussion**

Dane County has a highly educated population with 54.4% of the ages 25 or higher having a Bachelor’s degree. There is a disproportionately greater need for employment training services for low-to moderate-income persons, per the community survey. Job training and job placement services for low- and moderate-income persons, youth and young adults, and minorities will continue to be a high priority use of CDBG funds for Dane County.



## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?  
(include a definition of "concentration")**

The definition of “concentrated” refers to areas where relatively high percentage of target populations that experience disproportionately greater housing needs reside.

As defined by HUD, housing problems are defined as:

- Substandard housing lacking complete plumbing
- Substandard housing lacking kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room
- Households with housing cost burden greater than 30 percent of income

As illustrated in NA-15, the populations that experience disproportionately greater housing needs by AMI group are as follows:

- 0-30%: American Indian / Alaska Native and Pacific Islander
- 30-50%: American Indian / Alaska Native and Black / African American
- 50-80%: American Indian / Alaska Native and Hispanic households
- 80-100%: Asian

Areas of Extremely Low Income households, with any of the four housing problems are located in the more rural areas of Dane County, as well as in the immediate suburbs on the outskirts of the City of Madison. Low Income (30-50% AMI) and Very Low Income (0-30% AMI) households are especially at risk of housing problems.

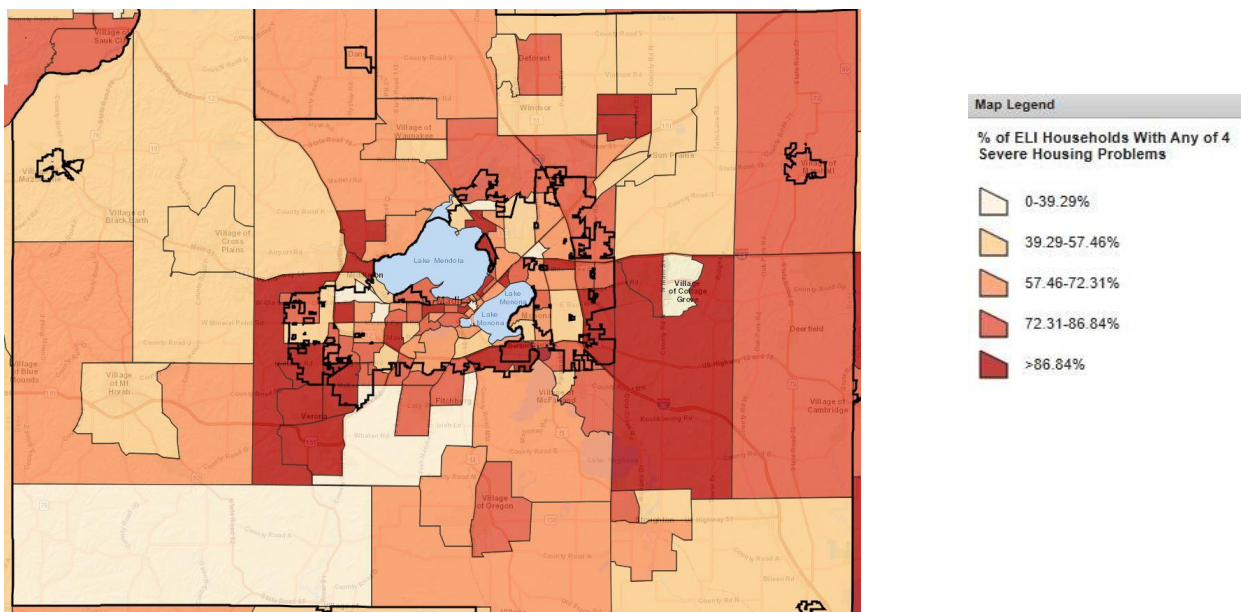


Figure 6: CPD Maps

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The largest proportion of persons of color is located in the City of Madison and first ring suburbs; with approximately a fourth of the population in those communities.

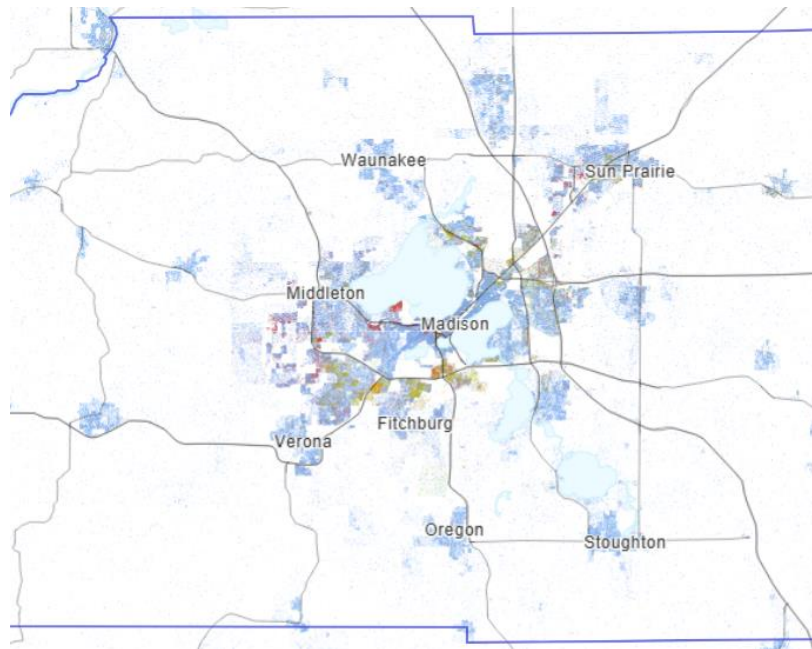


Figure 7 (CPD Maps)

School district data provides another perspective on the areas with higher concentrations of presumably low-and-moderate income families (see Figure 8 below). The Village of Marshall had the highest percentage of free and reduced lunch students (42.22%), followed by the Sun Prairie Area School District (35.59%) and Verona Area School District (30.17%). The cities of Verona and Sun Prairie, which serve areas where multiple housing problems are concentrated and racial/ethnic and/or low-income families are concentrated (as defined above) had the highest number of students eligible for free and reduced lunch.

District Name	Total Number of Students Approved for Free and Reduced	% Free and Reduced
Belleville School District	208	23.94%
Cambridge School District	227	24.75%
Deerfield Community School District	175	25.29%
DeForest Area School District	752	19.45%
Isthmus Montessori Academy Inc.	55	23.61%
Madison Metro School District	13270	53.38%
Marshall School District	380	42.22%
McFarland School District	408	17.69%
Middleton-Cross Plains School District	1303	19.23%
Monona Grove School District	818	21.99%
Mount Horeb Area School District	373	16.44%
One City Schools Inc.	276	80.94%
Oregon School District	719	18.42%
Stoughton Area School District	792	29.92%
Sun Prairie Area School District	2828	35.59%
Verona Area School District	1673	30.17%
Wisconsin Heights School District	196	25.29%

Figure 8: Dane County Free & Reduced Lunch Percentages  
Source: <https://dpi.wi.gov/school-nutrition/program-statistics> 2023

### What are the characteristics of the market in these areas/neighborhoods?

The housing market in Dane County has experienced rising home prices and a tight sales market. Population is growing faster than the number of homes being built. Per the Regional Housing Strategy, there is more pressure on the housing market has increased housing prices and rents. From 2010 to 2022, the median home price in Dane County increased from \$226,000 to \$369,000. This far exceeds growth in home values statewide (Zillow, 2022). There are often additional barriers to homeownership for racial and ethnic minorities.

Census tracts along the southern border of Madison, including the Town of Madison and north Fitchburg, have a generally older housing stock and strong presence of rental housing. Both renter and owner-occupied units tend to be more affordable to lower-level income residents in these areas than in the County at-large.

**Are there any community assets in these areas/neighborhoods?**

Affordable housing is a priority in Dane County. Fair Chance, AHDF, RHS are all strategies to increase access to and affordability of housing.

**Are there other strategic opportunities in any of these areas?**

Partnerships with municipalities such as Fitchburg, Sun Prairie, Verona, Middleton, Monona and Marshall have shown that resources are being directed to increase access to affordable quality housing, and expand economic opportunities for residents and businesses.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households** - 91.210(a)(4), 91.310(a)(2)

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

A reliable internet connection is a basic precondition for participation in the modern information economy. Many basic services are migrating online: job listings, government information and services, and access to e-commerce and resulting lower prices. Children in many cases need internet access to do homework. The COVID-19 pandemic catalyzed a shift in how many workplaces administer work, and many individuals now work from home, requiring internet connection.

As the importance of internet connection has been established, there is a great need for internet connections for low- and moderate-income households. According to HUD's [Digital Inequality and Low-Income Households](#), low-income households are less likely to have internet access than high-income households, contributing to the "digital divide" that is seen throughout the U.S. and Dane County. Specifically, in 2015, 90% of adults with a household income over \$100,000 had broadband internet access at home, whereas only 41% of adults with a household income below \$20,000 had broadband internet access. Additionally, only 43% of HUD-assisted renters had high-speed internet service at home, compared to 69% of unassisted renters and 80% of homeowners. In a PEW Research Center survey, the most commonly reported barrier (43%) to not having home broadband service was due to cost. It is clear that lower-income households experience cost barriers to internet and have a greater need for broadband connections.

The U.S. Congress affirmed this need through [H.R.3684](#), known as the "Infrastructure Investment and Jobs Act." This Act finds that internet connection is essential to "full participation" in modern life in the U.S. and that the digital divide is a barrier to public services, healthcare, and education. Echoing HUD's findings regarding need, this Act reiterates how the digital divide disproportionately affects communities of color, lower-income areas, and rural areas.

Locally, Dane County has also identified and initiated action towards this need for broadband connection for LMI households. In 2020, the Broadband Task Force was created and meets monthly to discuss the complexities of broadband and to hear others' ideas. In 2024, the Task Force identified key issues to address, including outreach regarding the importance of broadband access as well as improving broadband access affordability and adoption. More information regarding the Task Force can be found here: [Broadband Task Force](#).

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There exists a need for increased broadband competition due to the lower prices and higher quality service that will result. According to [Benton Institute for Broadband & Society](#), “census blocks only one provider on average have subscription prices approximately 25 percent higher than census blocks with three or more provider options,” highlighting the fact that more competition promotes lower prices. Furthermore, a [report by the Council of Economic Advisors](#) explains that as service provider choices increase, the probability of internet use also increases. Moreover, the report explained that increased competition will lead to lower prices and higher quality service offerings. Lower prices, higher probability of internet usage, and higher quality offerings will benefit LMI households who are disproportionately affected by the digital divide.

A more robust market environment may lead to competitive pricing benefiting low-income consumers. When competition is present, some private companies tend to become more motivated to offer lower-cost digital inclusion products and actively participate in the Federal Communications Commission’s (FCC) Lifeline program, which offers broadband subsidies to low-income Americans.

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Dane County's main natural hazard risks include air and water quality, and the presence of lead in older homes. The health and well-being of residents are already affected by climate change, with the adverse health consequences projected to worsen with additional climate change. Climate change affects human health by altering exposures to heat waves, floods, droughts, and other extreme events; vector-, food- and waterborne infectious diseases; changes in the quality and safety of air, food, and water; and stresses to mental health and well-being.

Vulnerable populations- including low-income communities; older adults; and children- are at higher risk of exposure to adverse climate-related health. When considering the full range of threats from climate change as well as other environmental exposures, these groups are among the most exposed, most sensitive, and have the least individual and community resources to prepare for and respond to health threats. Some impacts include:

- Human performance and daily life
- Heat-related injury and death due to heat waves
- Respiratory disease and allergic disorders
- Vector-borne disease from ticks and mosquitoes
- Waterborne and foodborne disease
- Health impacts related to food and nutrition insecurity
- Reduced availability of drinking water

Public Health Madison & Dane County's (PHMDC) [Community Health Assessment 2023 \(CHA\)](#) identified that air and water quality may contribute to adverse health outcomes, especially for the very young, elderly, and those with chronic health problems. As identified by the CHA, in Dane County, 80% of the days in 2020 were "good." In addition, water quality issues at local beaches can cause disease and illness and there was a notable increase in beach closures due to poor water quality in 2021.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The risk of lead-based paint poisoning increases as the age of the home increases. According to the Wisconsin Department of Health and Family Services, Division of Public Health, [2016 Report on Childhood Lead Poisoning in Wisconsin](#), 90% of lead-poisoned children live in housing units built prior to 1950. Thirteen percent (13%) of owner-occupied units and 24% of renter-occupied units were built before 1980

and have children present in the home. If the paint in these units is in poor condition, it poses a serious threat to children's health. Households with lower incomes are at higher risk for lead poisoning due to the limited housing choices for those households (Wisconsin Department of Health Services). So, the households that occupy units built before 1950 along with LMI households in Dane County are at greater risks for lead poisoning.

Extreme weather and heat can impact the same vulnerable populations, including low- and moderate-income persons. They often do not have the resources for energy efficiencies in the home.

The Dane County Office of Energy and Climate Change (OECC) and the Dane County Emergency Management (DEM) both operate programs that will address climate change and other hazards that affect the health and lives of residents. For example, a wide range of hazard mitigation projects are being considered, from small individual actions to large scale community projects. In 2020 OECC published the Climate Action Plan: [Today's Opportunity for a Better Tomorrow: 2020 Dane County Climate Action Plan](#). The CAP lays out programs, policies, and projects that will help the County effectively meet its climate goals. The resulting CAP is our roadmap to determine how to best to reduce our greenhouse gas emissions. DEM, along with 61 participating municipalities in Dane County, completed the community-specific mitigation strategies. [The Dane County Hazard Mitigation Plan was updated in 2022](#).



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## IV. Strategic Plan

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### SP-05 Overview

#### Strategic Plan Overview

The mission of Dane County in administering the CDBG/HOME programs is to develop viable urban communities in the County by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low-and-moderate income residents.

Dane County is expected to receive approximately \$1.8 million each year 2025 to 2029 from the CDBG and HOME programs. These funds will be used to address the priority needs of Dane County over the next five years. In general, these needs are concentrated in areas of affordable housing, economic development, public services, public facilities/ infrastructure, and program planning/administration.

The Dane County Department of Human Services, Housing Access & Affordability Division, is the lead agency for overseeing the development of this Plan for the Dane County Urban County Consortium. Staff from this office will work with internal County departments, local community funders, housing agencies, public service providers and neighborhood organizations to address the priorities, goals and objectives in the Strategic Plan. Private agencies that help carry out the Strategic Plan are typically selected as subrecipients through an annual Request-for-Proposal (RFP) process. The program is overseen by the Community Development Block Grant Commission and the Federal Department of Housing and Urban Development.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

<b>1</b>	<b>Area Name:</b>	Dane County Urban County Consortium
	<b>Area Type:</b>	Participating Jurisdictions
	<b>Other Target Area Description:</b>	Participating Jurisdictions
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

Table 1 - Geographic Priority Areas

### General Allocation Priorities

**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

Dane County is located in south central Wisconsin. The unique natural landscape (including habitat for 60 endangered or threatened species) is at the intersection of four statewide ecological zones and a terminal glacial moraine. Preserving the archeological and architectural heritage of the land that has been continuously settled since 600 A.D. means honoring and respecting the diversity of the people of the region who live in the 61 different cities, villages, and towns. This is a delicate balance for an ever-evolving community.

Dane County contains 61 local units of government: 8 cities, 19 villages, and 34 unincorporated towns; 3 villages and a city are partially in the county. Allocations are typically based geographically only in that an application is received from a participating municipality for a project primarily benefiting low-and-moderate income households that meets the priorities of the Dane County 2025-2025 Consolidated Plan for Housing and Community Development and is recommended for funding by the CDBG Commission.

**SP-25 Priority Needs** - 91.215(a)(2)

**Priority Needs**

<b>1</b>	<b>Priority Need Name</b>	Housing Access/ Affordability
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Participating Jurisdictions
	<b>Associated Goals</b>	Increase access to affordable quality housing
	<b>Description</b>	Promote the rehabilitation of existing owner-occupied housing as a means to maintain affordable housing; Provide accessibility improvements as a means to help low-and-moderate income households with disabilities maintain existing housing; Promote homeownership for low-and-moderate income households through the provision of loans for down payment and closing cost assistance; Promote the development of owner-occupied affordable single-family housing units; Develop housing for special population groups, such as people who are homeless, seniors, and persons with disabilities; Provide the rehabilitation of affordable renter-occupied housing units; Develop affordable rental housing units; Provide tenant-based rental assistance to expand affordable rental opportunities.

	<b>Basis for Relative Priority</b>	<p>Nearly all stakeholders and residents consulted in the community surveys and focus groups described an urgent need for more affordable housing.</p> <p>One question in the survey explained that the City of Madison and Dane County receive federal funding for specific project categories; and asked that respondents select their top 3 funding priorities. Of the survey responses, Housing was the clear top priority, with 75% of partners and 67% of residents ranking this as #1.</p>
<b>2</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Participating Jurisdiction
	<b>Associated Goals</b>	Expand economic opportunities for LMI persons
	<b>Description</b>	Provide loans for micro-businesses to start-up or grow; provide technical assistance for persons wanting to start a business; expand job training opportunities.
	<b>Basis for Relative Priority</b>	In the Community Survey, respondents were asked to rank which opportunities are most needed to support small businesses. Over half of partners and respondents ranked as number 1 the opportunity to increase financial support to small businesses. Technical assistance is most needed for small businesses (i.e. legal, finance, marketing, accounting, etc.)
<b>3</b>	<b>Priority Need Name</b>	Public Services Accessibility
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
<b>Geographic Areas Affected</b>	Participating Jurisdictions
<b>Associated Goals</b>	Assure access to public services for LMI persons
<b>Description</b>	Provide needed public services to persons with low-and-moderate incomes, particularly those with special needs; and provide job training, transportation, and crime victim services.

	<b>Basis for Relative Priority</b>	Residents and stakeholders consulted in the community surveys and focus groups indicated that workforce development activities (public service) should be prioritized with the use of federal funds, particularly in low-income neighborhoods. 23% of partners and 19% of residents chose Community and Social Services as one of their top 3 choices. In the Direct Community Survey, 75% of respondents chose Public Services as one of their top 3 choices; and prioritized workforce development, food/essentials pantry and employment assistance.
4	<b>Priority Need Name</b>	Public Facilities and Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Participating Jurisdictions
	<b>Associated Goals</b>	Improve public facilities/develop infrastructure
	<b>Description</b>	Improve accessibility to public buildings for persons with disabilities through the installation of ramps, automatic door openers, and other modifications; Provide gap financing in the form of loans and/or grants to provide infrastructure improvements; Provide assistance to construct or rehabilitate senior centers, youth centers, and other public facilities; and develop needed public infrastructure.
	<b>Basis for Relative Priority</b>	In the Community Survey, respondents selected Neighborhood Center and Community Facilities as one of their top 3 choices: 8% partners; 7% residents. They also selected Public Infrastructure: 3% partners; 23% residents.
5	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	Participating Jurisdiction
	<b>Associated Goals</b>	Strong Program Planning and Administration
	<b>Description</b>	Planning and administration including fair housing activities and submission of applications for federal programs.
	<b>Basis for Relative Priority</b>	Funds to ensure successful and adequate administration of the CDBG/HOME programs including fair housing activities and submission of applications for federal programs.
<b>6</b>	<b>Priority Need Name</b>	Urgent Need/Disaster Assistance
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Other
	<b>Geographic Areas Affected</b>	Participating Jurisdiction
	<b>Associated Goals</b>	Urgent Need Response to Natural Disasters
	<b>Description</b>	Set aside dollars to be used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.
	<b>Basis for Relative Priority</b>	Funds set aside to be used in response to natural disasters or other unexpected events.

**Table 2 – Priority Needs Summary**

### **Narrative (Optional)**

Priority needs were identified based on the housing needs assessment, housing market analysis, citizen input, plans identified in PR-10, and consultation with outside organizations.

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## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Dane County will spend CDBG/HOME funds on Tenant Based Rental Assistance (TBRA) as part of a strategy to serve low- and very-low income renter households. Extremely low vacancy rates, rising rents, and long waiting lists for subsidized housing all point to the need for more affordable rental opportunities in the county, especially for the lowest income households.
TBRA for Non-Homeless Special Needs	According to special needs providers consulted, there is a lack of rental assistance available for their clients who have very low and low incomes. Existing rental assistance programs are not keeping pace with the growing special needs populations. Market pressures on the private rental market have raised rents and reduced inventory, making it more difficult for these households to find rental units that they can afford. TBRA could be used to help clients of these agencies find affordable, decent, and accessible housing while on the waiting list for existing Section 8 and other rental assistance programs, or for accessible units in properties such as those owned by the DCHA.
New Unit Production	There is a gap between number of affordable housing units in Dane County and the number of households who need affordable housing. Funding will support the building and acquisition of new housing; and may support new rental construction or unit development during the 5 years of the Consolidated Plan. Other funding sources in Dane County are supporting the development of new housing.
Rehabilitation	There is significant need for owner and rental rehabilitation. Nearly half of the Dane County housing stock was built prior to 1980. Housing units may need rehabilitation for code deficiencies, accessibility modification, energy efficiency improvements, and general maintenance.
Acquisition, including preservation	Market conditions are such that landlords are often not willing to leave units vacant in order to perform costly and time consuming rehabilitation on them. Rental housing demand is so strong that landlords can rent units that are minimally acceptable. If there are opportunities for affordable housing providers and special needs housing groups to acquire these properties and rehab them for their clients, Dane County will consider supporting them through CDBG/HOME funds. This could offer a cost-effective approach for providing more affordable, decent rental units.

**Table 3 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

This Consolidated Plan provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, by the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan is for the period of January 1, 2025 through December 31, 2029.

Dane County presents the First Year Action Plan for the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds expected to be received from the Department of Housing and Urban Development (HUD) for the period of January 1, 2025 through December 31, 2029.

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,
- Providing a suitable living environment, and
- Expanding economic opportunities.

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

- Benefit to low and moderate-income persons,
- Aid in the prevention or elimination of slums or blight; 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 allocation plus 15% of the preceding year's program income.

Four categories can be used to meet the LMI national objective (for a description of each National Objective, please see the discussion section below):

1. Area benefit activities (LMA)
2. Limited clientele activities (LMC)
3. Housing activities (LMH) or
4. Job creation or retention activities (LMJ)

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan\$	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,109,080	\$150,000	\$150,000	\$1,409,080	\$4,136,320	Expected amount available remainder of Con Plan is based off of 2024 CDBG allocation. Estimated five-year annual CDBG allocation: \$5,545,400
HOME	public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$539,621	\$150,000				Estimated five-year annual HOME allocation: \$2,698,105
HOME ARP	public-federal		\$1,917,059			\$1,917,059		Affordable Housing

**Table 4 - Anticipated Resources**

*\*In accordance with guidance from HUD, this draft of the County’s 2025 Action Plan (AAP) uses estimated funding levels for Dane County’s annual formula grants from HUD (CDBG and HOME Entitlement funds). Once actual FY25 allocation amounts become known, the County will adjust the estimated figures in this proposed 2025 AAP to reflect both the County’s actual allocation figures and the correspondingly adjusted project/activity funding amounts, prior to submitting the final Plan to HUD.*

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will be used to leverage other public and private resources in the housing, public facilities, public services, and economic development areas.

Matching fund requirements, along with the needed documentation, are specified in the subrecipient agreements. Matching funds include non-federal cash sources, infrastructure, appraised land/real property, and site preparation, construction materials, and donated labor.

The Commercial Revitalization Revolving Loan Fund (CRLF) and Economic Development Revolving Loan Fund (ED-RLF) projects must leverage at least \$1 of non-federal funds for every \$1 of RLF funds. Based on the risk involved, leverage rates required by the CDBG Commission may be higher on working capital and improvements to real property. Non-federal funds include: personal funds advanced by the Borrower; loan funds contributed by a bank, credit union, or savings and loan; private foundation funds; angel investor funds; and other non-federal sources. Federal funds are defined as those originating from a federal source, such as the U.S. Department of Agriculture - Rural Development, U.S. Small Business Administration, and the Wisconsin Housing and Development Authority (WHEDA).

CDBG funds will be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

**Discussion**

Area Benefit Activities (LMA)

Activities that benefit all residents of a particular area, where at least 51 percent of the residents are LMI persons. HUD uses a special run of the Census tract block group data to identify these areas. HUD permits an exception to the LMI benefit area for certain entitlement communities. Dane County is allowed to qualify activities based on the “exception criteria” or “upper quartile”. Currently, activities that benefit areas where at least 47.8% of the residents are LMI qualify as an area benefit. Communities may also undertake surveys in areas using HUD approved survey instruments and methodology to determine the percentage of LMI in a service area.

Limited Clientele Activities (LMC)

Under this category 51% of the beneficiaries of the activity have to be LMI persons. Activities must meet one of the following tests:

- Benefit a clientele that is generally presumed to be LMI. This presumption covers abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers; or
- Require documentation on family size or income in order to show that at least 51% of the clientele are LMI; or
- Have income eligibility requirements limiting the activity to LMI persons only; or
- Be of such a nature and in such a location that it can be concluded that clients are primarily LMI.

#### Housing Activities (LMH)

These are activities that are undertaken for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by LMI households. Structures with one unit must be occupied by a LMI household. If the structure contains two units, at least one unit must be LMI occupied. Structures with three or more units must have at least 51% occupied by LMI households.

#### Job Creation or Retention Activities (LMJ)

These are activities designed to create or retain permanent jobs, at least 51% of which (computed on a full-time equivalent basis) will be made available to or held by LMI persons.

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.

### **SP-40 Institutional Delivery Structure** – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
US Dept of Housing and Urban Development	Government	Funding	Nation
Dane County – County Executive’s Office	Departments		Jurisdiction
Dane County - Department of Human Services	Departments	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Dane County - CDBG Commission	Other	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Dane County – Economic and Workforce Development Commission	Departments and agencies	Economic Development Planning Public Facilities	Jurisdiction
Dane County - Department of Planning and Development	Departments and agencies	Ownership Planning Rental	Jurisdiction
Dane County - Emergency Management	Departments and agencies	neighborhood improvements public facilities Urgent Need	Jurisdiction
Dane County - Department of Land & Water Resources	Departments and agencies	neighborhood improvements public facilities	Jurisdiction
Dane County - Department of Public Works, Highway, and Transportation	Departments and agencies	neighborhood improvements public facilities	Jurisdiction
Dane County Housing Authority	PHA	Public Housing Rental	Jurisdiction

Dane County Homeless Services Consortium	Continuum of care	Homelessness	Jurisdiction
Wisconsin Department of Administration- Division of Housing	Government	Homelessness Ownership Rental	State
Habitat for Humanity of Dane County	Non-profit organizations	Ownership	Region
Latino Academy of Workforce Development, Inc.	Non-profit organizations	public services Economic Development	Region
Latino Chamber of Commerce of Dane County	Non-profit organization	Economic Development	Region
Literacy Network	Non-profit organization	Public Services	Region
Movin' Out, Inc.	Non-profit organizations	Rental public services	Region
Operation Fresh Start, Inc.	Non-profit organizations	Economic Development Ownership	Region
Project Home, Inc.	Non-profit organizations	Ownership Rental	Region
Stoughton Affordable Transportation Program, Inc.	Non-profit organizations	public services	Region
Sunshine Place, Inc.	Non-profit organization	Public Services	Region
The Salvation Army of Dane County	Non-profit organization	Tenant Based Rental Assistance	Region
UNIDOS Against Domestic Violence	Non-profit organization	Public Services	Region
Wayforward Resources	Non-profit organization	Tenant Based Rental Assistance	Region
Wisconsin Women's Business Initiative Corporation	Non-profit organizations	Economic Development	Region
YWCA Of Madison Inc	Non-profit organizations	Homelessness public services	Region
Verona Area Needs Network	Non-profit organizations	public services Public Facilities	Region

**Table 5 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

Under the guidance of the U.S. Department of Housing and Urban Development (HUD), Dane County, specifically the DCDHS - Housing Access and Affordability Division, is the lead agency responsible for overseeing the development of the consolidated plan for the Dane County Urban County Consortium

(Dane County UCC). Since its creation as the Dane County UCC, Dane County has established a well-institutional delivery system for administering Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. The county benefits from a strong network of government agencies, nonprofit organizations, private sector partners, and community stakeholders committed to addressing housing, economic development, and public service needs. However, despite these strengths, there are gaps and challenges that may hinder the efficiency and effectiveness of service delivery. This assessment outlines key strengths and identifies areas where improvements are needed to optimize the institutional framework.

### **Strengths of the Institutional Delivery System**

- **Collaborative Partnerships** – Dane County has a robust network of community organizations, housing developers, advocacy groups, and municipal governments that work collaboratively to implement CDBG and HOME programs. These partnerships enhance resource sharing, reduce duplication of efforts, and increase program efficiency. The Dane County Urban County Consortium, as of 2024, includes 56 participating municipalities representing slightly over 96% of the population outside the City of Madison. As the lead agency, Dane County meets regularly with cities, villages, and towns in the Dane County Urban County Consortium to ensure adequate delivery and success in the CDBG and HOME programs.
- **Experience Administration** — Dane County has extensive experience managing federal funding and compliance requirements. The staff is well-versed in HUD regulations, ensuring program compliance and effective resource allocation. The separation of duties among staff ensures that items are reviewed in a multi-step approach to minimize errors and improve efficiency. Two commissions that will oversee the work completed are the CDBG Commission and the Commission on Economic and Workforce Development. The Commission on Economic and Workforce Development identifies and promotes economic opportunities that benefit residents, businesses, communities, and agricultural enterprises in Dane County. This commission identifies and pursues funding opportunities to implement economic opportunities, represents Dane County in regional economic development plans and initiatives, and reports to the County Board regarding the status of the Commission's priorities and action plan.
- **Comprehensive Planning** — Dane County has historically engaged in strategic planning, needs assessments, and stakeholder consultations to guide the use of CDBG and HOME funds. These efforts help align funding priorities with the most pressing community needs. In 2024, Dane County released the Dane County Regional Housing Strategy (RHS) which involved over two years of comprehensive planning to identify the gaps in housing in Dane County. The outreach in the development of the 2025 – 2029 Consolidated Plan clearly shows the efforts Dane County put into identifying the most pressing community needs while aligning the efforts with the RHS plan.
- **Supportive Nonprofit and Advocacy Sector** – Dane County is home to several well-established nonprofit organizations that provide affordable housing, homelessness prevention, and supportive services. Their expertise and dedication significantly contribute to the successful implementation of federally funded programs. This nonprofit infrastructure functions as the principal housing and social service delivery system, as well as, helps further the economic



development goals. These organizations are typically selected as subrecipients through an annual competitive request-for-proposal (RFP) process. If there are no respondents to an RFP, then Dane County purchasing standards allow a subrecipient to be selected by either re-issuing the RFP or by selecting the subrecipient on the open market.

- **Data-Driven Decision-Making** – Dane County leverages data from sources such as the U.S. Census, local housing reports, recently completed reports like the Community Plan and the Dane County Regional Housing Strategy, and community feedback to inform policy decisions. This data-driven approach ensures that resources are allocated where they are most needed.
- **Public Engagement and Transparency** – Dane County actively involves residents, businesses, and service providers in the planning and implementation of CDBG and HOME programs through public meetings, such as the CDBG Commission Meetings, and open forums.

Dane County has a rich array of dedicated organizations through which services are delivered. The 2-1-1 system implemented by the United Way of Dane County provides one means to link those in need with service providers. However, the lack of a regional transportation system makes it difficult for all residents to access those services.

#### **Gaps, Challenges and Opportunities for Improvement in the Institutional Delivery System**

- **Affordable Housing Shortage** – Despite efforts to increase affordable housing, demand continues to outpace supply. Limited available land, rising construction costs, and regulatory barriers contribute to the challenge of developing new affordable housing units.
  - **Opportunities for Improvement:** Explore ways to increase affordable housing development by streamlining permitting processes, and identify ways to maximize the construction of affordable housing units to keep up with demand.
- **Limited Funding and Resource Constraint**—Federal funding for CDBG and HOME programs has fluctuated throughout the years while housing and community development needs have grown. This financial strain limits the county’s ability to expand or enhance critical programs.
  - **Opportunities for Improvement:** Explore ways to leverage CDBG and HOME funds to attract new funding sources in Dane County, and incentivize private-sector investment in affordable housing.
- **Coordination Across Municipalities** – While there is strong collaboration, differences in municipal policies, zoning laws, and funding priorities sometimes create inefficiencies in regional housing and economic development strategies.
  - **Opportunities for Improvement:** Strengthen regional collaboration by enhancing the coordination across municipalities to create cohesive housing and economic development strategies.
- **Barriers to Homeownership and Rental Stability**—Low-income households face significant barriers to homeownership, including high down-payment requirements, credit challenges, and housing practices that are not in alignment with their demographics.

- **Opportunities for Improvement:** Expand homeownership assistance programs by increasing access to down-payment assistance, and financial literacy programs to help low-income families achieve homeownership.
- **Capacity Limitations Among Local Nonprofits** – Many community-based organizations providing housing and support services operate with limited staff and funding. This restricts their ability to scale services to meet growing community needs.
  - **Opportunities for Improvement:** Enhance nonprofit capacity by providing technical assistance and funding opportunities to strengthen local nonprofit organizations delivering housing and community services with CDBG and HOME funds.
- **Homelessness and Supportive Housing Gaps** – While the county has made progress in reducing homelessness, there remains a shortage of permanent supportive housing and wraparound services for individuals experiencing homelessness or those with special needs.
  - **Opportunities for Improvement:** Improve homelessness services by expanding supportive housing programs and case management services for individuals experiencing homelessness.
- **Workforce Development and Economic Opportunities** – Economic dissimilarity persist, particularly for low-income residents who struggle to access quality jobs, job training programs, and small business support services. Strengthening workforce development programs and economic mobility initiatives are essential to reducing poverty and housing instability.
  - **Opportunities for Improvement:** Boost economic mobility programs by increasing investments in workforce development, microenterprise development, small business support, and financial initiatives to reduce economic dissimilarity.

By addressing these gaps and leveraging the strengths of the institutional delivery system, Dane County can enhance the impact of its CDBG and HOME programs, ensuring that resources effectively meet the needs of its most vulnerable residents. A continued focus on collaboration, innovation, and strategic investment will be key to achieving long-term success in housing and community development efforts.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	X
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	X
Other			
Other	X	X	

**Table 6 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Homeless Services Consortium (HSC) functions as the local Dane County Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development (HUD) as the local planning and decision-making body for federally funded homeless assistance programs (i.e. HUD). The group is comprised of several active committees staffed by Dane County employees and operates an extensive network of partner agencies working together to prevent and end homelessness.

Significant service provider support from public and private funders has helped prevent homelessness for many households. A number of Homeless Services Consortium agencies provide support services and financial assistance in the form of back rent and short-term rent subsidies. Housing mediation services, as well as the provision of legal advocacy, have also helped many tenants remain in housing, avoid eviction, and thus prevent homelessness in many cases.

Service agencies such as The Salvation Army, Wayforward Resources, and YWCA provide case management services to collaboratively assist households that are homeless or at risk of becoming homeless.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Housing and service needs exist in Dane County for non-homeless special needs populations including elderly/seniors, youth aging out of the foster care system, persons with disabilities (mental, physical, developmental), and persons with alcohol and other substance use disorders.

The general housing and supportive service needs of special needs populations include decent, affordable, accessible housing in safe neighborhoods on a bus route that is close to family/friends. Persons also need assistance with moving expenses, security deposits, and the often requisite 3 months advance rent. Persons with hoarding behaviors may need assistance to reduce the hoarding to a level tolerable to the landlord and building inspection/fire marshal. Persons with long-standing poor rental histories may need assistance with establishing a decent rental history, finding tolerant landlords, and money management. Sober living communities, such as the Jesse Crawford Recovery Center, are needed by persons with alcohol and other substance use disorders.

Persons with physical and/or developmental disabilities may need supportive housing services including assistance with personal care (bathing, dressing, etc.) and home chore services (laundry, housekeeping, etc.).

Housing needs for youth aging out of the foster care system are similar as they face the barriers of: lack of work experience, no credit history, lack of a permanent address, lack of skills to properly navigate the health care system, lack of affordable housing, and the competitive rental market.

The [Dane County Area Agency on Aging FY 2025-27 Aging Plan](#) lists a number of goals and strategies to address issues that have been identified. They plan to do this in partnership with a number of community-based agencies that provide programs and serves for older adults. There will also a focus to intentionally engage other service providers in other sectors and development relationships. Some of the majority themes identified include, but are not limited, to affordable and accessible housing, transportation, language access, health systems and caregivers, mental health and trauma informed care, social needs, and other aging supports.

According to the [Dane County Regional Housing Strategy \(RHS\)](#), the county needs at least 6,000 units dedicated to seniors. The majority of senior housing is located within city limits, making it more difficult for those living in rural areas to find this type of housing. Senior housing units have up to two year waiting lists.

The need for permanent affordable supportive housing continues to be a concern for persons experiencing homelessness and other special needs populations. The gap between the number of affordable units and those in need continues to be a significant number for Dane County.

The goal is to improve access to affordable housing, prevent eviction, provide access to needed resources, and to promote housing stability thus reducing the need for shelter. Issues creating gaps in services include a lack of resources in terms of support services, an adequate inventory of affordable housing units, and the volatility in the current economy.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Dane County will continue to work on improving the institutional structure and service delivery system by strengthening partnerships with community and government partners, and collaborating on ways to increase affordable housing and access to services. We plan to explore ways to streamline permitting processes, improve economic opportunities and expand homeownership assistance programs. In addition, CDBG/HOME funding will help to support local non-profit organizations to deliver housing and community services, as well as expand workforce development and job skills training.

Collaboration with municipalities of the Dane County Urban County Consortium and County Departments is key to addressing priority needs for our communities; and joint participation in strategic plans in Dane County will continue to occur.

DRAFT

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase access to affordable quality housing	2025	2029	Affordable Housing	Dane County Urban County Consortium	Housing Availability/ Affordability	CDBG: \$2,473,051 HOME: \$1,051,047 HOME ARP \$1,917,059	Homeowner Housing Added: 4 Units Homeowner Housing Rehabilitated: 50 Units Mortgage Assistance: 20 Households TBRA/Rapid Rehousing: 39 Households Rental Construction: 1 Household Unit
2	Expand economic opportunities for LMI persons	2025	2029	Non-Housing Community Development	Dane County Urban County Consortium	Economic Opportunity	CDBG: \$1,051,047	Jobs created/retained: 60 Jobs Businesses assisted: 200 Businesses
3	Assure access to public services for LMI persons	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dane County Urban County Consortium	Public Services Accessibility	CDBG: \$927,394	Public Service Activities: 1,250 Persons Assisted
4	Improve public facilities/develop infrastructure	2025	2029	Non-Housing Community Development	Dane County Urban County Consortium	Public Facilities & Infrastructure	CDBG: \$680,089	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
5	Strong Program Planning and Administration	2025	2029	Planning and Administration	Dane County Urban County Consortium	Planning and Administration	CDBG: \$1,109,080 HOME: \$269,811	Program planning and administration of CDBG and HOME grants.
6	Urgent Need Response to Natural Disasters	2025	2029	Non-Housing Community Development Urgent Need	Dane County Urban County Consortium	Urgent Need	CDBG: \$277,270	Reserved for Urgent Need or Disaster funding - TBD
7	CHDO	2025	2029		Dane County Urban County Consortium	CHDO	HOME: \$404,716	Community Housing Development Organization - TBD

**Table 7 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	<b>Increase access to affordable quality housing</b>
	<b>Description</b>	Annual goal will be met through projects including housing rehabilitation, direct financial assistance to homebuyers (mortgage reduction assistance), homebuilding, and tenant-based rental assistance. This will be done by Movin' Out, Inc., Project Home, Inc., Operation Fresh Start, The Salvation Army of Dane County, and Wayforward Resources.
2	<b>Goal Name</b>	<b>Expand economic opportunities for LMI persons</b>
	<b>Goal Description</b>	Annual Goal will be met through the use of sub-recipient agencies including WWBIC to provide technical assistance to microenterprise businesses; the Latino Academy of Workforce Development for the Transportation Business Development Accelerator Program; and the Latino Chamber of Commerce for education and economic assistance.
3	<b>Goal Name</b>	<b>Assure access to public services for LMI persons</b>
	<b>Goal Description</b>	The total amount of CDBG funds obligated for public services activities cannot exceed 15 percent of the annual grant allocation plus 15 percent of program income received during the prior year (24 CFR 570.201(e), 24 CFR 570.207).  Annual Goal will be met through services including the YW Transit program operated by the YWCA; Support Latinx Survivors of DV, SA, and HT administered by Unidos Against Domestic Violence; The Dane County Workforce Academy operated by Latino Academy of Workforce Development; the Dane County Outreach Program for GED/HSED Services administered by the Omega School; Affordable transportation operated by the Stoughton Affordable Transportation Program; and The Bed Lady Program administered by Sunshine Place, Inc.
4	<b>Goal Name</b>	<b>Improve public facilities/develop infrastructure</b>
	<b>Goal Description</b>	Although an agency is not funded with 2025 dollars, there is still work being done by a 2024 grant recipient through 2025. This goal is also within our 5-year Consolidated Plan. Annual goals are TBD, depending on agencies that apply for this funding.
5	<b>Goal Name</b>	<b>Strong Program Planning and Administration</b>
	<b>Goal Description</b>	Annual Goal will be met by the Dane County Human Services Department- Division of Housing Access and Affordability and the CDBG Commission through oversight and administration of the CDBG/HOME programs, including fair housing activities and submission of applications for federal programs.

6	<b>Goal Name</b>	<b>Urgent Need Response to Natural Disasters</b>
	<b>Goal Description</b>	Funds to be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.
7	<b>Goal Name</b>	<b>Community Housing Development Organization (CHDO)</b>
	<b>Goal Description</b>	Funds to be set aside and used to support a certified Community Housing Development Organizations.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

An estimated 44 extremely low-, low-, and moderate- income (LMI) households will be provided affordable housing (see Action Plan AP-55) through projects including new unit production, rehab of existing units, acquisition of existing units, and direct financial assistance to homebuyers. Based on the number of LMI families provided affordable housing in year one of the Consolidated Plan, along with the goals and priority needs of the County over the next five years, an estimated 225 LMI households will be provided affordable housing.



## **SP-50 Public Housing Accessibility and Involvement** – 91.215(c)

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

DCHA has a contract with a company to manage the public housing units. Wisconsin Management reports a waiting list of 561 households for public housing (Mazomanie 50, Monona 227, Stoughton 131 and Sun Prairie 153). There are 5 households on the waitlist for the Valley View Apartments in Cross Plains (HUD Section 515 funded units), and 45 households waiting for DCHR (one- and two-bedroom apartments for elderly 62+ & disabled community members in Verona, Stoughton and Deforest. As public housing waitlist openings become available, information is posted on their website and a notification emailed to the Homeless Consortium Services (HSC) list serv. Currently, the DCHA is able to meet the current Section 504 needs of its Public Housing participants with the accessible units it has available, and waitlists reflect the current program need. The most common accessible needs are grab bars, and walk-in showers/tub cut-outs.

### **Activities to Increase Resident Involvements**

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.

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.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

DCHA had been rated a troubled PHA, but it was upgraded to financially substandard in 2024 by HUD. Dane County has provided funding to help improve DCHA's public housing stock as well as to potentially help fund an additional position at the PHA.

### **Plan to remove the 'troubled' designation**

N/A

## SP-55 Barriers to Affordable Housing – 91.215(h)

### Barriers to Affordable Housing

#### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Historically, racial discrimination in housing policies have prevented households of color, particularly Black households, from accessing affordable housing. Black households are more likely to be in a low-income household, have less access to ownership, and experience cost burden at a higher rate ([Dane County Regional Housing Strategy 2024-2028](#)). There are various examples of the policies that implemented and maintained racial discrimination in housing:

- **Racial Covenants:** Private landowners in White neighborhoods utilized racially restrictive covenants to prevent people of color from owning their properties. These practices contributed to geographical racial segregation and prevented households of color to gain wealth in the form of their home. The effects of racial covenants are still seen today through segregation and racist language in property deeds.
- **Redlining:** The Homeowners' Loan Corporation (HOLC) restricted homeownership opportunities for people of color through redlining. They categorized Black, Latino, Jewish, and Asian neighborhoods as "risky" and initiated race-based lending practices.
- **Race-based Mortgage Lending:** The Federal Housing Administration (FHA) utilized maps from the HOLC that were based on redlining "risk" levels to determine which households to approve for mortgages. They conducted mortgage approvals for highly-rated neighborhoods, which increased investment in White neighborhoods and prevented homeowner opportunities for households of color. This contributed to the White flight, decreased investment in urban communities where households of color lived, and encouraged segregation.
- **G.I. Bill:** The G.I. Bill provided financial assistance to veterans of WWII for mortgages and loans. While there were many Black veterans of WWII, numerous banks and mortgage agencies refused loans to them, thus further preventing Black households from homeowner wealth.
- **Urban Renewal:** Jurisdictions implemented urban renewal policies by acquiring, clearing, and redeveloping "slum areas." Urban renewal practices uprooted communities and cut off access to resources and jobs. These destructive practices primarily displaced Black households.
- **Credit Scores in Lending:** The credit score system further standardized weighing people based on risk and reinforces existing disparities.
- **Predatory Lending:** Lending institutions disproportionately targeted people of color for predatory mortgages, in which they would sell loans with unfavorable terms to borrowers who have limited access to capital. This practice continues today.
- **Housing Appraisal Practices:** Communities of color are undervalued thus reducing access to mortgages and equity gained from sale.

The impacts from these racist, discriminatory policies are seen today in Dane County, with a White homeownership rate of 64% and a Black homeownership rate of 13%. Additionally, pushing households

of color into low-quality rental housing limits access to jobs and services, reinforcing the longstanding prevention of wealth gaining.

Additional barriers to affordable housing include barriers to entry. With a lack of state legislative policy to attempt to reduce these barriers, individuals often face tenant application fees, move-in fees, and multi-month deposits which prevent them from obtaining housing.

Source: [DCRHS-SAPReport-FNL-web.pdf](#).

Dane County published The Analysis of Impediments to Fair Housing Choice (AI) which discusses impediments to fair housing choice in the public and private sector in Dane County. It mentions that public and private policies also contributed to concentrations of low-income communities of color. Planning and zoning created separated enclaves of large blocks of multi-family housing along highways and arterial roadways. Such blocks of lower value land foster lower quality construction and distant ownership that, over time, lead to concentrated low-income housing. Siting of affordable housing in low-income areas adds to the concentrations. Barriers to high opportunity areas, including higher housing prices, lack of affordable housing and planning and zoning that limits lot sizes or percentage of multi-family housing reduces availability of affordable housing in some high opportunity areas. Lack of public transportation, and consequent higher transportation costs, further limit access to many high opportunity communities. Finally, community opposition to affordable housing also limits access.

## **SP-60 Homelessness Strategy** – 91.215(d)

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

The [FY2024 NOFO](#) states that households experiencing homelessness access Continuum of Care (CoC) and other community housing programs through Coordinated Entry (CE). Households are able to access the CE system regardless of where they are located a variety of ways. Emergency shelters, the day resource center, street outreach, phone call or form via the CoC website are all avenues that households can connect. Outreach teams often connect with individuals who may do not seek out services or are not located in the city where resources are more readily available. People in rural communities also tend not to seek services in the City of Madison, so agencies in these areas make referrals or provide phone or internet access so clients are able to connect.

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 identified must be sleeping in emergency shelter, outside, or in a vehicle and have experienced long-term homelessness. Street outreach programs act as mobile hubs for Coordinated Entry to connect people to housing opportunities as quickly as possible. The HSC has recently taken steps to strength outreach services by increasing coordination, collaboration and meeting regularly. Once assessed, the household is prioritized based on vulnerability assessment and placed on the Coordinated Entry List. Currently, the tool utilized in Dane County to identify and prioritize those individuals is called the VI-SPDAT or the Vulnerability Index Service Prioritization Decision Assistance Tool; however, the CoC is planning to transition to a new assessment in the near future.

### **Addressing the emergency and transitional housing needs of homeless persons**

The local CoC practices Housing First philosophy, which houses those experiencing homelessness without any preconditions for entry into program. There are very limit transitional housing programs, as the Outreach and shelter staff work to get the required chronically homeless and other landlord required documentation (identification, proof of income, etc.) needed for people to move into housing quickly into two main programs that specifically target these households.

1. Permanent Supportive Housing (PSH): Permanently houses and serves chronically homeless individuals with a documented disability with no time limit; and
2. Rapid Re-Housing: Houses and provides case management to households up to 24 months.

Dane County Housing Authority (DCHA) was awarded 45 Emergency Housing Vouchers (EHV) (targeted towards families) starting in 2021 in partnerships with the Community Development Authority of the City of Madison (CDA) and the Homeless Services Consortium of Dane County (HSC). The Madison CDA and

DCHA reached an agreement that DCHA's Mainstream and Emergency Housing Voucher holders may lease anywhere in Dane County without needing to port to the Madison CDA. This allows target populations for these vouchers to take advantage of more extensive social service and transportation linkages the City of Madison provides. After receiving referrals from the CDA through the HSC, 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. DCHA has been absorbing the EHV slots as they become available. Reissuance of the vouchers to new participants when households leave the program is not permitted.

The staff from the Housing Access and Affordability (HAA) division state there are referrals for 125 households are sent to the FUP committee comprised of representative from Dane County departments Prevention and Early Intervention (PEI), Youth Justice (YJ), and HAA. Once the FUP committee pre-screens for eligibility, the referrals are sent to the PHAs where income and background screening are conducted. The remaining 25 vouchers for youth aging out of foster care are referred directly to DCHA from the Independent Living Supervisor (ILS) who is responsible for tracking them and coordinating any applicable information with HAA.

FUP voucher referrals must be referred by a Dane County Human Services social worker. The referring Dane County social worker agrees to provide case management services to the case for a period of one year. Case management may consist of monthly home visits, assistance in resolving issues that might arise, identifying resources to help maintain stability, etc. Case management responsibilities start when lease is signed, not the referral document.

**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 2023 CDBG CAPER states that 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. According to the CDBG CAPER 2023, the AHDF has awarded over \$41 million dollars to more than 30 projects since its inception, and supported the creation of 2547 affordable units in Dane County.

In 2023, more than \$10.8 million in County funds were awarded to eight affordable housing projects that will create 458 new affordable housing units; 410 of the new units will be in the City of Madison, and 48 of the units will be located outside the City of Madison in urban county consortium communities. These

projects specifically target individuals and families on the Dane County Homeless Service Consortium's community by-name list.

The Dane County Urban County Consortium does not receive funding through the Emergency Shelter Grants (ESG) program. However, the local community does receive funding through the City of Madison to do similar programming. The Homeless Services Consortium functions 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.

Emergency shelter and transitional housing programs in Dane County that report demographic data on persons served include:

- **Emergency Shelter Programs (ESP)**  
Domestic Abuse Intervention Services; Porchlight - Men's Drop-In Shelter and Safe Haven; The Road Home - Family Shelter; The Salvation Army - Single Women shelter, Family Shelter & Warming shelter, and Motel vouchers; Youth Services of Southern Wisconsin - Volunteer host homes; and YWCA Family Shelter.
- **Transitional Housing Program (THP)**  
DAIS – Empower Home; Porchlight – Veterans THP (Spring Street), Safe Haven SRO; The Salvation Army - Holly House; Society of St. Vincent de Paul; Tellurian - Community Based Residential Facility (CBRF); and YWCA – Third Street.
- **Rapid Re-Housing (RRH)**  
Community Action Coalition – RRH & Supportive Services for Veteran Families (SSVF); Focus Counseling - RRH & TBRA; The Road Home – Building Futures, The Heart Room, and RISE; The Salvation Army – RISE, DAWNS, and Hearts of Hope (DV); United Way Partnership – YWCA Family Housing Stability Program.
- **Permanent Supportive Housing (PSH)**  
DCDHS Rental Assistance and Supportive Services, Housing Initiatives Permanent Housing for Chronically Homeless, Porchlight HOSTS and Housing First Leasing; Tellurian – Willy Street SRO, PHP (Permanent Housing Program) Consolidation; YWCA – SROs for women (Mifflin St).
- **Other Permanent Housing (OPH)**  
Housing Initiatives scattered sites (Britta, Calypso, Dayton, Las Casitas, Stonebridge); Porchlight Brooks Street, Truax and scattered sites; The Road Home Foundations and Housing & Hope, Housing Stabilization, Moving Up, Ace Apartment, The Breese Apartments, Tailor Place Apartments, Fair Oaks Apartments, and Mainstream Voucher Program (MVP) Section 8 subsidy vouchers.

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.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

According to HUD reports, the number of individuals who are identified as at-risk (receiving financial aid or services to prevent homelessness) increased significantly over the past few years. This is due to the hardships of and additional funding provided due to the COVID pandemic. 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 2022, 6,006 households received diversion services, financial assistance, legal support or other services to help them avoid homelessness. This number decreased to 4,020 households served in 2023. The decrease was due to less funding available for rental assistance through the US Treasury.

Receiving an eviction notice is the primary reason households seek prevention services. According to a report from the Homeless Management Information System (HMIS), of those seeking assistance in 2023, 41% of the adults in the household had reported earning wages and 21% reported receiving SSI or SSDI payments. Nearly all of those households reported having incomes below 30% of the area median income, less than \$2,000 a month including 32% of individuals with no income. Approximately one-quarter of these households had a full-time wage earner and one-quarter had a part-time wage earner. More than half of the adults in households seeking prevention services were unemployed. 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 Dane County Fair Chance Housing Fund (FCHF) was established in 2023, and has dedicated \$4 million to produce units for this project. The purpose of the FCHF is to expand affordable housing options for households in which at least one individual has been criminal 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 up to \$217,500 in 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.

In 2024 the first RFP was released and 5 project applications were reviewed. One project was awarded funds for acquisition and rehabilitation of a four plex in the City of Madison. That project closed in early February 2025, with lease up anticipated later this year.

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## **SP-65 Lead-Based Paint Hazards** – 91.215(i)

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

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.

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.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The risk of lead-based paint poisoning increases as the age of the home increases. According to the [2016 Report on Childhood Lead Poisoning in Wisconsin](#), 90% of lead-poisoned children live in housing units built prior to 1950. 13% of owner-occupied units and 24% of renter-occupied units were built before 1980 and have children present in the home. If the paint in these units is in poor condition, it poses a serious threat to children's health. While the actual number of housing units in Dane County (outside of Madison) with lead-based paint is not available, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. The total number of owner-occupied and renter-occupied units that were built before 1980, as well as those built before 1980 with children present. In addition, the Wisconsin Department of Health and Family Services, Division of Public Health, reports that more than 90% of lead-poisoned

children live in housing units built prior to 1950. According to the [2018-2022 ACS 5-year estimates](#), there are 26,466, or 11%, occupied housing units (both rented and owned) that were built in 1939 or earlier in Dane County. The old age of these units points to serious lead-based paint hazards. Additionally, according to [2017-2021 ACS data](#), 12.8% of households in Dane County make 0-30% AMI. As stated earlier, households with lower incomes are at higher risk for lead poisoning due to the limited housing choices for those households ([2016 Report on Childhood Lead Poisoning in Wisconsin](#)). So, the households that occupy units built before 1950 along with LMI households in Dane County are at greater risks for lead poisoning.

### **How are the actions listed above integrated into housing policies and procedures?**

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.

## **SP-70 Anti-Poverty Strategy** – 91.215(j)

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

CDBG/HOME funding supports organizations that serve families living below or at the poverty level. Subgrantees have included food pantries (Badger Prairie Needs Network), job training and economic development (Latino Academy of Workforce Development), and mortgage reduction (Movin' Out and Project Home). These programs helped families and individuals to obtain the services, skills, and housing needed to overcome poverty. In addition, Dane County funded the Wisconsin Women's Business Initiative Corporation (WWBIC), which provided job training and assisted small businesses with business plan development and growth strategies with the goal of creating more jobs in the future.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Dane County provides public assistance funding to non-profit organizations that offer critical services to poverty-level families.

The Dane County Department of Human Services (DCDHS), either directly or through purchase of service agencies, provides an array of programs to help residents meet their basic needs for food, shelter, jobs, and childcare services that enable them to work toward economic self-sufficiency. The Department participates in the Wisconsin Shares Childcare Subsidy Program that assists low-income families in paying for childcare services. DCDHS is a partner agency with the Dane County Job Center. The Dane County Job Center assists job seekers to get the career planning, job placement, and training services they need to get jobs. The Dane County Job Center resource room includes computers for JobNet, Internet computer access, State government job listings, and resume writing computers. An on-site Day Care Center provides care while parents are completing appointments or training at the Job Center. The Department also administers the W-2 program for the region. The goal of Wisconsin Works is to provide necessary and appropriate services to prepare individuals to work, and to obtain and maintain viable, self-sustaining employment, which will promote economic growth. Services include job readiness motivation, job retention and advancement skill training, as well as, childcare.

In addition, Dane County in partnership with the City of Madison Community Development Authority (CDA) and the Dane County Housing Authority (DCHA), received funds from HUD to implement the FUP (Family Reunification Program). FUP Vouchers are Section 8 Vouchers given out to DCHS clients. Currently, there are 100 vouchers through the CDA and 50 through the DCHA. The Dane County Human Services Division Housing Assess and Affordability (HAA) manages all 150 vouchers for both Public Housing Authorities (PHA) who ensure there are referrals and vouchers are utilized to the fullest extent.

The staff from the Housing Access and Affordability (HAA) division state there are referrals for 125 households are sent to the FUP committee comprised of representative from Dane County departments Prevention and Early Intervention (PEI), Youth Justice (YJ), and HAA.

## SP-80 Monitoring – 91.230

### **Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use 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.

Subrecipients/activities were selected for on-site monitoring based on the results of the risk assessments conducted in 2024. 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.

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## VI. Year One (2025) Annual Action Plan

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### AP-15 Expected Resources - 24 CFR 91.220(c)(1,2)

#### Introduction

This Consolidated Plan provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, by the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan is for the period of January 1, 2025 through December 31, 2029.

Dane County presents the First Year Action Plan for the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds expected to be received from the Department of Housing and Urban Development (HUD) for the period of January 1, 2025 through December 31, 2029.

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,
- Providing a suitable living environment, and
- Expanding economic opportunities.

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

- Benefit to low and moderate-income persons,
- Aid in the prevention or elimination of slums or blight; 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 allocation plus 15% of the preceding year's program income.

Four categories can be used to meet the LMI national objective (for a description of each National Objective, please see the discussion section below):

1. Area benefit activities (LMA)
2. Limited clientele activities (LMC)
3. Housing activities (LMH) or
4. Job creation or retention activities (LMJ)

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan\$	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Homebuyer Assistance Homebuilding Public Improvements Public Services	\$1,109,080	\$150,000	\$150,000	\$1,409,080	\$4,136,320	Expected amount available remainder of Con Plan is based off of 2024 CDBG allocation. Estimated five-year annual CDBG allocation: \$5,545,400
HOME	public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$539,621	\$150,000				Estimated five-year annual HOME allocation: \$2,698,105
HOME ARP	public-federal							

**Table 1 - Expected Resources – Priority Table**

*\*In accordance with guidance from HUD, this draft of the County’s 2025 Action Plan (AAP) uses estimated funding levels for Dane County’s annual formula grants from HUD (CDBG and HOME Entitlement funds). Once actual FY25 allocation amounts become known, the County will adjust the estimated figures in this proposed 2025 AAP to reflect both the County’s actual allocation figures and the correspondingly adjusted project/activity funding amounts, prior to submitting the final Plan to HUD.*

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will be used to leverage other public and private resources in the housing, public facilities, public services, and economic development areas.

Matching fund requirements, along with the needed documentation, are specified in the subrecipient agreements. Matching funds include non-federal cash sources, infrastructure, appraised land/real property, and site preparation, construction materials, and donated labor. CDBG subrecipients also leverage funding from other non-federal sources, including private and foundation grants. In addition, a HOME grant recipient provides match for its project.

CDBG funds will be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable



## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase access to affordable quality housing	2025	2029	Affordable Housing	Dane County Urban County Consortium	Housing Availability/ Affordability	CDBG: \$240,303 HOME: \$404,715 HOME ARP: \$1,917,059	Homeowner Housing Added: 1 Unit Homeowner Housing Rehabilitated: 15 Units Mortgage Assistance: 4 Households TBRA/Rapid Rehousing: 23 Households
2	Expand economic opportunities for LMI persons	2025	2029	Non-Housing Community Development	Dane County Urban County Consortium	Economic Opportunity	CDBG: \$425,125	Jobs created/retained: 32 Jobs Businesses assisted: 148 Businesses
3	Assure access to public services for LMI persons	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Dane County Urban County Consortium	Public Services Accessibility	CDBG: \$166,362	Public Service Activities: 295 Individuals
4	Improve public facilities/develop infrastructure	2025	2029	Non-Housing Community Development	Dane County Urban County Consortium	Public Facilities & Improvements	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
5	Strong Program Planning and Administration	2025	2029	Planning and Administration	Dane County Urban County Consortium	Planning and Administration	CDBG: \$221,816 HOME: \$53,962	Program planning and administration of CDBG and HOME grants.
6	Urgent Need Response to Natural Disasters	2025	2029	Non-Housing Community Development Urgent Need	Dane County Urban County Consortium	Urgent Need	CDBG: \$55,454	Reserved for Urgent Need or Disaster funding - TBD

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	CHDO	2025	2029		Dane County Urban County Consortium	CHDO	HOME: \$80,943	Community Housing Development Organization - TBD

## Goal Descriptions

1	<b>Goal Name</b>	<b>Increase access to affordable quality housing</b>
	<b>Description</b>	Annual goal will be met through projects including housing rehabilitation, direct financial assistance to homebuyers (mortgage assistance), homebuilding, and tenant-based rental assistance. This will be done by Movin' Out, Inc., Project Home, Inc., Operation Fresh Start, The Salvation Army of Dane County, and Wayforward Resources.
2	<b>Goal Name</b>	<b>Expand economic opportunities for LMI persons</b>
	<b>Goal Description</b>	Annual Goal will be met through the use of sub-recipient agencies including WWBIC to provide technical assistance to microenterprise businesses; the Latino Academy of Workforce Development for the Transportation Business Development Accelerator Program; and the Latino Chamber of Commerce for education and economic assistance.
3	<b>Goal Name</b>	<b>Assure access to public services for LMI persons</b>
	<b>Goal Description</b>	The total amount of CDBG funds obligated for public services activities cannot exceed 15 percent of the annual grant allocation plus 15 percent of program income received during the prior year (24 CFR 570.201(e), 24 CFR 570.207).  Annual Goal will be met through services including the YW Transit program operated by the YWCA; Support Latinx Survivors of DV, SA, and HT administered by Unidos Against Domestic Violence; The Dane County Workforce Academy operated by Latino Academy of Workforce Development; the Dane County Outreach Program for GED/HSED Services administered by the Omega School; Affordable transportation operated by the Stoughton Affordable Transportation Program; and The Bed Lady Program administered by Sunshine Place, Inc.
4	<b>Goal Name</b>	<b>Improve public facilities/develop infrastructure</b>
	<b>Goal Description</b>	Although an agency is not funded with 2025 dollars, there is still work being done by a 2024 grant recipient through 2025. This goal is also within our 5-year Consolidated Plan. Annual goals are TBD, depending on agencies that apply for this funding.

5	<b>Goal Name</b>	<b>Strong Program Planning and Administration</b>
	<b>Goal Description</b>	Annual Goal will be met by the Dane County Human Services Department- Division of Housing Access and Affordability and the CDBG Commission through oversight and administration of the CDBG/HOME programs, including fair housing activities and submission of applications for federal programs.
6	<b>Goal Name</b>	<b>Urgent Need Response to Natural Disasters</b>
	<b>Goal Description</b>	Funds to be set aside and used to address urgent needs arising from a natural disaster, such as floods or tornados plus provide needed matching funds to access other forms of disaster assistance funding.
7	<b>Goal Name</b>	<b>Community Housing Development Organization (CHDO)</b>
	<b>Goal Description</b>	Funds to be set aside and used to support a certified Community Housing Development Organizations.

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## AP-35 Projects - 91.220(d)

### Introduction

The HUD Outcome Performance Measurement System offers three possible objectives for each activity. As noted in the CPD Performance Measurement Guidebook, these are based on the broad statutory purposes of the programs and include:

- **Creating Suitable Living Environments** – relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low-and-moderate income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or health services.
- **Providing Decent Housing** – This objective focuses on housing activities whose purpose is to meet individual family or community housing needs.
- **Creating Economic Opportunities** – applies to activities related to economic development, commercial revitalization, or job creation.

The system outcome is closely aligned with the objective and helps to further refine the expected result of the objective that is sought. HUD narrowed this to three outcomes including:

- **Availability/Accessibility** – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities.
- **Affordability** – applies to activities that provide affordability in a variety of ways to low-and-moderate income people. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
- **Sustainability** – applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low-and-moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The allocation of funds for the following projects are closely aligned with the top housing and community development needs identified in the needs assessment and housing market analysis and through input contributed by stakeholders and citizens who participated in the development of the Consolidated Plan.

## Project Areas

#	Project Name
1	Housing Rehabilitation
2	Mortgage Reduction Assistance
3	Economic Development
4	Tenant-Based Rental Assistance
5	Public Services
6	Public Facilities & Infrastructure
7	New Housing Development
8	Planning & Administration
9	Urgent Need / Disaster Response
10	CHDO

**Table 2 - Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The primary obstacle to addressing underserved needs is lack of funds, as there was over \$5.5 million in requests for funding for 2025 and less than half of that amount in expected funds available. The most qualified and eligible applicants were awarded funding based on their financial need for public funding and ability to address the high priority needs of the County determined in the Needs Assessment and Housing Market Analysis sections of the Consolidated Plan and of those needs identified by stakeholders and citizens who participated in the development of the Plan. At least 15% of HOME funds must be used for specific activities undertaken by a special type of non-profit called a Community Housing Development Organization (CHDO). There were no CHDO applicants for 2025.

All funding is contingent upon Federal action on these programs. The CDBG Commission has made the following recommendations if federal CDGB or HOME funding for Dane County either increases or decreases from our projected amounts:

- In the event of an increase of CDBG funds, applicants will receive full allowable amount based on ranking until funds run out.
- In the event of an increase of HOME funds, applicants will receive full allowable amount based on ranking until funds run out.
- In the event of an increase of Public Services funds, applicants will receive full allowable amount based on ranking until funds run out.
- In the event of a decrease in Public Services funds, all other funded applicants will get the same percentage reduction.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	<b>Housing Rehabilitation</b>
	<b>Target Area</b>	Urban County Consortium
	<b>Goals Supported</b>	Increase access to affordable quality housing
	<b>Needs Addressed</b>	Housing Availability/ Affordability
	<b>Funding</b>	CDBG: \$148,619 HOME: \$50,000
	<b>Description</b>	1)Project Home, Inc. Minor Home Repair Program; 2) Project Home, Inc. Major Home Rehabilitation and Repair program; 3) Movin' Out Minor Home Rehabilitation
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 Minor Home Repair; 4 Major Home Rehabilitation
	<b>Location Description</b>	Dane County Urban County Consortium communities
	<b>Planned Activities</b>	Major Home Repair and Rehabilitation Loan Program (14A); Home Modification (14A); Minor Home Repair Grant Program (14A).
2	<b>Project Name</b>	<b>Mortgage Reduction Assistance</b>
	<b>Target Area</b>	Urban County Consortium
	<b>Goals Supported</b>	Increase access to affordable quality housing
	<b>Needs Addressed</b>	Housing Availability/ Affordability
	<b>Funding</b>	CDBG: \$91,684 HOME: \$49,715.75
	<b>Description</b>	1) Movin' Out, Inc.- Mortgage Reduction Assistance Program
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 Mortgage Assistance
	<b>Location Description</b>	Dane County Urban County Consortium communities
	<b>Planned Activities</b>	Mortgage Reduction Assistance (3)
3	<b>Project Name</b>	<b>New Housing Development (Home-building, Rental Construction)</b>
	<b>Target Area</b>	Urban County Consortium
	<b>Goals Supported</b>	Increase access to affordable quality housing
	<b>Needs Addressed</b>	Housing Availability/ Affordability
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	1)Operation Fresh Start Legacy Affordable Home Building
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Household will be assisted
	<b>Location Description</b>	Dane County Urban County Consortium communities
	<b>Planned Activities</b>	1 Household will be assisted
4	<b>Project Name</b>	<b>Tenant-Based Rental Assistance</b>
	<b>Target Area</b>	Urban County Consortium
	<b>Goals Supported</b>	Increase access to affordable quality housing
	<b>Needs Addressed</b>	Housing Availability/ Affordability
	<b>Funding</b>	HOME: \$255,000

	<b>Description</b>	1) The Salvation Army of Dane County (DAWNS – Dane County Assists with New Starts) Rapid Rehousing; (2) WayForward Resources, Connections Program Rental Assistance
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	23 Households assisted
	<b>Location Description</b>	Urban County Consortium participating communities.
	<b>Planned Activities</b>	23 Households assisted with rental assistance
<b>5</b>	<b>Project Name</b>	<b>Economic Development</b>
	<b>Target Area</b>	Urban County Consortium
	<b>Goals Supported</b>	Expand economic opportunities for LMI persons
	<b>Needs Addressed</b>	Economic Opportunity
	<b>Funding</b>	CDBG: \$425,125
	<b>Description</b>	1) Wisconsin Women's Business Initiative Corporation (WWBIC) technical assistance to existing owners of micro-enterprise businesses and persons developing micro-businesses. 2) Latino Chamber of Commerce economic assistance. 3) Latino Academy of Workforce Development, Transportation Business Development Accelerator Program.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	148 Businesses assisted. 32 jobs created or retained. Latino Chamber: 70 individuals/potential business owners
	<b>Location Description</b>	Urban County Consortium participating communities.
	<b>Planned Activities</b>	18C: Micro-enterprise business assistance.
<b>6</b>	<b>Project Name</b>	<b>Public Services</b>
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Assure access to public services for LMI persons
	<b>Needs Addressed</b>	Public Services Accessibility
	<b>Funding</b>	CDBG: \$166,362
	<b>Description</b>	1) UNIDOS Against Domestic Violence Inc. - Domestic & Sexual Violence Direct Service Provision; 2) Omega School, Inc. - Dane Outreach for GED/HSED Services; 3) YWCA Madison, Inc. - YW Transit; 4) Latino Academy of Workforce Development - Dane County Workforce Academy; 5) Sunshine Place, Inc. The Bed Lady Program; 6) Stoughton Affordable Transportation Program
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	295 Individuals assisted
	<b>Location Description</b>	Urban County Consortium communities
	<b>Planned Activities</b>	IDIS Matrix Codes: 05A, 05E, 05H, 05G, 05Z
<b>7</b>	<b>Project Name</b>	<b>Public Facilities</b>
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Improve public facilities/develop infrastructure
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	\$0
	<b>Description</b>	There were no applications for Public Facilities for 2025; but this project category is reserved for future years during the 2025-2029 Consolidated Plan

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	03 Public Facility or Improvements
<b>8</b>	<b>Project Name</b>	<b>Planning &amp; Administration</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Strong Program Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$221,816 HOME: \$53,962
	<b>Description</b>	Provide program planning, administration, support services, and fair housing activities. \$10,000 of the Planning/Administration budget has been specifically allocated to Fair Housing activities.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	Planning (20); General Program Administration (21A); Fair Housing Activities (21D).
<b>9</b>	<b>Project Name</b>	<b>Urgent Need / Disaster Assistance / CHDO</b>
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Urgent Need Response to Natural Disasters
	<b>Needs Addressed</b>	Disaster Assistance
	<b>Funding</b>	CDBG: \$55,454 HOME: \$80,943.15
	<b>Description</b>	Set aside funds to a TBD sub-recipient agency in case of a natural disaster or emergency situation, and CHDO (Community Housing Development Organization)
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	TBD



## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Dane County Urban County Consortium, as of 2024, includes 56 participating municipalities representing slightly over 94% of the population outside the City of Madison. These cities, villages, and towns along with various departments in Dane County are the major public agencies responsible for administering programs covered by the Annual Action Plan. For a list and map of the 56 participating municipalities, see Appendix 1.

There is no geographic preference for the allocation of 2024 CDBG and HOME funds. Funding is based geographically only in that an application is received from a participating municipality for a project primarily benefitting low-and-moderate income households that meets the priorities of the Consolidated Plan and is recommended by the CDBG Commission.

### Geographic Distribution

Target Area	Percentage of Funds
Dane County Urban County Consortium	100

Table 3 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

As an urban county consortium, Dane County works on behalf of the 56 municipalities participating in the consortium agreement.

### Discussion

For a list of the 56 municipalities participating in the Dane County Urban County Consortium, see attachment in this report.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Per the recent Dane County Regional Housing Study Strategic Action Plan 2024-2028, cost burden in Dane County is high due to the severe housing shortage. One in four households in Dane County are housing-cost burdened, meaning they spend more than they can afford on housing costs. Over 40% of those households are considered “severely cost burdened”, meaning they spend more than half their income on housing costs (Census, HUD). Also, increased household demand and limited housing supply have resulted in increasing home prices and rents. From 2010 to 2022, the median home price in Dane County increased from \$226,000 to \$369,000. The \$181,000 price increase in median home values within Dane County far exceeded the \$123,000 increase in median home price observed statewide (Zillow, 2022). The Consolidated Plan section MA-15 pulled ACS data from HUD, which shows the median home price as lower than in 2022.

In addition to housing cost burden, many owners struggle to make necessary major home repairs. The price per square foot of single-family houses in Dane County has increased from \$224 in 2023 to \$248 in 2024 (see chart in Con Plan section MA-15 for a breakdown of housing costs). This makes purchasing a home difficult for low- and moderate-income families, and leaves many owners without the equity necessary to obtain a loan for major home repairs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	43
Special-Needs	0
<b>Total</b>	<b>43</b>

**Table 4 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	23
The Production of New Units	1
Rehab of Existing Units	15
Acquisition of Existing Units	4
<b>Total</b>	<b>43</b>

**Table 5 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Affordable housing continues to be a priority for Dane County. In 2025, Dane County anticipates using \$404,715 in HOME funds and \$240,303 in CDBG funds to increase the supply and availability to affordable housing units for low and moderate income families, the elderly, and persons with disabilities. This goal will be met through a variety of activities including major and minor home repair projects, mortgage reduction programs, the production of a new housing unit, and tenant-based rental assistance.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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.

130 units of housing in Dane County are owned by the Dane County Housing Authority (WI214), with 102 of those units being public housing units. 86 units are funded by the Department of Housing and Urban Development's (HUD) Low Rent Public Housing Program. 16 units are elderly-units funded through HUD Project Based Section 8 Rental Assistance. 28 units give preference to Section 8 Housing Choice Voucher participants and are at market rate.

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.

92 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 are provided for eligible households on the waiting list that are 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. 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.

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.

## **Actions planned during the next year to address the needs to public housing**

As stated 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 has been to “assess physical condition of properties and develop strategies to address and fund deferred maintenance” (DCHA 5-Year Plan 2025-2029).

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. 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.

DCHA was eligible for and was awarded Shortfall Funding from HUD to allow the agency to build a reserve account to support the public housing properties. The balance of this account is currently over \$700,000 and continues to grow each month with the funds DCHA was awarded from HUD.

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

Programs for DCHA's public housing residents are currently limited; however, all residents of Dane County's public housing units are deemed members of our Resident Advisory Board and are encouraged to provide feedback on the agency's annual plan, 5-year plan, and 5-year capital plans.

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. In 2020 DCHA brought the staffing in house for the shared FSS program which are Housing Choice Voucher clients from both agencies. Previously, this work had been contracted to a third-party agency, however the provider experienced a high amount of turnover resulting in inconsistent case management for participants. The program was only meeting the minimum necessary to qualify for the grant and did not maximize the effectiveness of the program. Since, the program has been able to expand to include a project-based Section 8 development located in the City of Madison. The Program Coordinating Committee has expanded membership to provide more community connections and participant resources continuing increased overall participation and additional growth planned.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

DCHA had been rated a troubled PHA, but it was upgraded to financially substandard in 2024 by HUD. Dane County has provided funding to help improve DCHA's public housing stock as well as to potentially help fund an additional position at the PHA.

**Discussion**

Dane County serves numerous low-income families in Dane County (outside the City of Madison) with affordable housing through public and assisted housing from the Dane County Housing Authority, the Deforest Housing Authority, and the City of Stoughton. There are many housing vouchers available for units in areas such as Sun Prairie, Mount Horeb, Marshall, Black Earth, Belleville, and Mazomanie. One of the biggest needs in public housing is improvements in living conditions, and Dane County has progressed in these improvements and has expressed commitments to continue doing so. 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. Dane County will also continue to encourage those in public housing to be involved in homeownership and management.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

In 2023, both the City of Madison and Dane County contributed funds to hire a vendor to help the community development a revised [Community Plan to Prevent and End Homelessness - Dane Forward](#). The purpose of the plan was to create a comprehensive roadmap to prevent and end homelessness over the next five years. It is intended to provide transparency to the general public, government officials, and nonprofit and business partners about funding, programs, and priorities to meet this objective. The plan is the result of a year of work by stakeholders and partners from throughout the County and the Homeless Services Consortium, in partnership with Homebase. A Community Plan Committee was formed and the group agreed to a strategic plan vision statement: “Create a solutions-based response that deconstructs and disrupts housing inequities so everyone unhoused has a safe and stable place to thrive.’ The team emphasized the importance recognizing those with lived experience voices, racial equity and disparities in the system, and trauma informed principles to guide the work. There are five main goals in the plan:

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 diversity funding to expand available resources.
5. Expand regional coordination.

The Plan was finalized in March 2024 and approved by the HSC Board of Directors. The Plan in its entirety can be accessed on the Homeless Services Consortium (HSC) web site at: <https://www.danecountyhomeless.org/governance>

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

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 identified must be sleeping in emergency shelter, outside, or in a vehicle and have experienced long-term homelessness. Street outreach programs act as mobile hubs for Coordinated Entry to connect people to housing opportunities as quickly as possible. The HSC has recently taken steps to strength outreach services by increasing coordination, collaboration and meeting regularly. Once assessed, the household is prioritized based on vulnerability assessment and placed on the Coordinated Entry List. Currently, the tool utilized in Dane County to identify and prioritize those individuals is called the VI-SPDAT or the Vulnerability Index Service Prioritization Decision Assistance Tool; however, the CoC is planning to transition to a new assessment in the near future.

## **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 funding through the City of Madison to do similar programming. The Homeless Services Consortium functions 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.

Emergency shelter and transitional housing programs in Dane County that report demographic data on persons served include:

- **Emergency Shelter Programs (ESP)**  
Domestic Abuse Intervention Services; Porchlight - Men's Drop-In Shelter and Safe Haven; The Road Home - Family Shelter; The Salvation Army - Single Women shelter, Family Shelter & Warming shelter, and Motel vouchers; Youth Services of Southern Wisconsin - Volunteer host homes; and YWCA Family Shelter.
- **Transitional Housing Program (THP)**  
DAIS – Empower Home; Porchlight – Veterans THP (Spring Street), Safe Haven SRO; The Salvation Army - Holly House; Society of St. Vincent de Paul; Tellurian - Community Based Residential Facility (CBRF); and YWCA – Third Street.
- **Rapid Re-Housing (RRH)**  
Community Action Coalition – RRH & Supportive Services for Veteran Families (SSVF); Focus Counseling - RRH & TBRA; The Road Home – Building Futures, The Heart Room, and RISE; The Salvation Army – RISE, DAWNS, and Hearts of Hope (DV); United Way Partnership – YWCA Family Housing Stability Program.
- **Permanent Supportive Housing (PSH)**  
DCDHS Rental Assistance and Supportive Services, Housing Initiatives Permanent Housing for Chronically Homeless, Porchlight HOSTS and Housing First Leasing; Tellurian – Willy Street SRO, PHP (Permanent Housing Program) Consolidation; YWCA – SROs for women (Mifflin St).
- **Other Permanent Housing (OPH)**  
Housing Initiatives scattered sites (Britta, Calypso, Dayton, Las Casitas, Stonebridge); Porchlight Brooks Street, Truax and scattered sites; The Road Home Foundations and Housing & Hope, Housing Stabilization, Moving Up, Ace Apartment, The Breese Apartments, Tailor Place Apartments, Fair Oaks Apartments, and Mainstream Voucher Program (MVP) Section 8 subsidy vouchers.

**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**

As noted above, 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 list 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. 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 also leads the Eviction Diversion and Defense Partnership (EDDP), which aims to improve housing stability for Dane County tenants 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 its inception in 2015, the AHDF has awarded over \$41 million dollars to more than 30 projects, and supported the creation of 2547 affordable units in Dane County.

In 2023, more than \$10.8 million in County funds were awarded to eight affordable housing projects that will create 458 new affordable housing units; 410 of the new units will be in the City of Madison, and 48 of the units will be located outside the City of Madison in urban county consortium communities. These projects specifically target individuals and families on the Dane County Homeless Service Consortium's community by-name list.

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.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services,**



## **employment, education, or youth needs.**

According to HUD reports, the number of individuals who are identified as at-risk (receiving financial aid or services to prevent homelessness) increased significantly over the past few years. This is due to the hardships of and additional funding provided due to the COVID pandemic. 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 2022, 6,006 households received diversion services, financial assistance, legal support or other services to help them avoid homelessness. This number decreased to 4,020 households served in 2023. The decrease was due to less funding available for rental assistance through the US Treasury.

Receiving an eviction notice is the primary reason households seek prevention services. According to a report from the Homeless Management Information System (HMIS), of those seeking assistance in 2023, 41% of the adults in the household had reported earning wages and 21% reported receiving SSI or SSDI payments. Nearly all of those households reported having incomes below 30% of the area median income, less than \$2,000 a month including 32% of individuals with no income. Approximately one-quarter of these households had a full-time wage earner and one-quarter had a part-time wage earner. More than half of the adults in households seeking prevention services were unemployed. 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.

### **Discussion**

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.

## **AP-75 Barriers to affordable housing** – 91.220(j)

### **Introduction:**

Dane County published The Analysis of Impediments to Fair Housing Choice (AI) which discusses impediments to fair housing choice in the public and private sector in Dane County. It mentions that public and private policies also contributed to concentrations of low-income communities of color. Planning and zoning created separated enclaves of large blocks of multi-family housing along highways and arterial roadways. Such blocks of lower value land foster lower quality construction and distant ownership that, over time, lead to concentrated low-income housing. Siting of affordable housing in low-income areas adds to the concentrations. Barriers to high opportunity areas, including higher housing prices, lack of affordable housing and planning and zoning that limits lot sizes or percentage of multi-family housing reduces availability of affordable housing in some high opportunity areas. Lack of public transportation, and consequent higher transportation costs, further limit access to many high opportunity communities. Finally, community opposition to affordable housing also limits access.

More recently, the Regional Housing Study Strategic Action Plan 2024-2028 identified from community surveys that "over 80% of respondents have experienced barriers that prevent them from living in their preferred housing type. Approximately 57% indicated their preferred housing type is too expensive. Nearly 37% cited the competitive housing market as a barrier." Dane County supports programs that offer down-payment assistance in order to reduce barriers.

### **Actions it planned 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**

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 also provides zero-interest, deferred loans for Mortgage Reduction Assistance and for Major Home Rehabilitation projects. The loans are subject to an affordability period and recapture. Recapturing enables the homeowner to not be restricted in the sale of the home, and thereby helps lower their barrier to acquiring new housing and building upward economic mobility for low- and moderate-income

households.

Lastly, 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.

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.

**Discussion:**

In 2024, Dane County used CDBG/HOME funds to help rehabilitate 40 existing owner-occupied housing units as a means to maintain affordable housing; promote homeownership for 15 LMI households by providing down payment and closing cost assistance to LMI families residing in Dane County outside of Madison. Dane County will continue to seek partner organizations to help launch a tenant-based rental assistance (TBRA) program to advance the goals of the Consolidated Plan and further address the affordable and fair housing needs of the Urban County Consortium. Two organizations will be funded for TBRA activities in 2025.

Dane County anticipates using \$240,303 in CDBG funds and \$404,715 in HOME funds in 2025 to increase the supply and availability of affordable housing units for low- and moderate-income families, the elderly, and persons with disabilities. An additional \$10,000 of CDBG funds will be used specifically for fair housing activities in the Urban County Consortium.

## **AP-85 Other Actions** – 91.220(k)

### **Introduction:**

Dane County will engage in a variety of activities during the 2025 program year, which are intended to further local housing and community development goals.

### **Actions planned to address obstacles to meeting underserved needs**

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 recently published a Regional Housing Study and Strategic Action Plan 2024-2025. Our office will 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 2024, 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.

### **Actions planned to foster and maintain affordable housing**

Affordable housing continues to be a priority for Dane County. In 2025, Dane County anticipates using CDBG and HOME funds to increase the supply and availability of affordable housing units for low and moderate income families, the elderly, and persons with disabilities. This goal will be met through a variety of activities including major and minor home repair projects, mortgage reduction programs, new rental construction, rental rehabilitation, and tenant-based rental assistance.

### **Actions planned to reduce lead-based paint hazards**

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 planned to reduce the number of poverty-level families**

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.

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 planned to develop institutional structure**

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 will continue to strengthen positions and resources.

The Dane County Urban County Consortium, as of 2024, includes 56 participating municipalities representing slightly over 96% 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 planned to enhance coordination between public and private housing and social service agencies**

In 2025, Dane County continues 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 continues to participate 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 2024, CDBG/HOME team engaged in more meaningful discussions with Joining Forces for Families (JFF). 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.

**Discussion:**

Through activities mentioned in this section, combined with recent Dane County efforts and strategy action plans, the CDBG/HOME team will be supporting projects that reduce barriers to housing and increase accessibility. We also plan to continue to collaborate and network with the Dane County Urban County Consortium, service providers, and community members in order to meet our goals.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

### Introduction:

Dane County periodically receives additional funds in addition to the annual CDBG/HOME federal grant allocation in the form of program income (any proceeds received by Dane County and/or its subrecipients directly generated from the use of CDBG/HOME funds) and recaptured funds from loan payments, payoffs, and unexpended prior year funds. These funds are reallocated to eligible CDBG/HOME activities. CDBG regulations require that, at the end of each program year, grantees must determine whether they have excess program income on hand and return any excess to its line of credit.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$150,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
6. Total Program Income	\$150,000

### Other CDBG Requirements

1. The amount of urgent need activities	\$55,454
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**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Dane County will use the recapture provisions to recoup all or a portion of the assistance provided to homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. When the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are not sufficient to recapture the full HOME investment, then Dane County will recapture the net proceeds, (if any).

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Dane County will use the recapture provisions to recoup all or a portion of the assistance provided to homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. When the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit and the net proceeds are not sufficient to recapture the full HOME investment, then Dane County will recapture the net proceeds, (if any).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable to 2025 HOME funding.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

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## Consultation and Citizen Participation

### Dane County 2025-2029 Consolidated Plan

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*This section summarizes the key findings from the consultation and citizen participation efforts of Dane County's 2025-2029 Five-Year Consolidated Plan, and provides the documentation used to collect the information.*

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## Process Overview

The consultation and citizen participation process for the 2025-2029 Consolidated Plan integrates findings from numerous sources including:

- A community survey sent to all stakeholders, including community members, service providers, partners and municipalities, in coordination with the City of Madison, for priority areas and the development of the Consolidated Plan. There were 1,059 responses to the survey.
- Focus Groups / Engagement & Consultation sessions hosted by the Dane County CDBG/HOME staff about housing, economic development, and community services in Dane County. Over 100 stakeholders were invited to participate in these conversations, and 30 individuals participated in three separate groups, which were held during September 2024.
- Consultation meetings with 10 municipalities of the Dane County Urban County Consortium; and consultation meetings with service providers and stakeholders.
- Direct Community Surveys for economic development, housing and public services.

Over 1,200 residents, business owners, and stakeholders from across the City of Madison and Dane County participated in public input and stakeholder consultation opportunities to inform the development of the Consolidated Plan. The surveys, focus groups, and consultations are supplemented by other relevant feedback, meetings and research.

### Community Survey

The Community Survey was distributed to various Dane County networks, listervs, partners, municipalities and housing groups on April 1, 2024. Over the course of 3 months in which the survey was open, over 1,000 people submitted their responses. Respondents represented stakeholders, representatives from public, private, and nonprofit sectors, community members, and those with lived experiences.

The survey was made available in multiple languages via an online survey tool, Qualtrics, by paper copies if needed, and was displayed on the Dane County and City of Madison websites. Staff appeared on local Spanish radio stations to promote the survey. Lastly, the Community Survey was promoted during regular partner meetings, special appearances at various committee meetings, and in general conversations with colleagues, grant recipients and other stakeholders.

### Focus Groups – Engagement and Consultation Sessions

Three focus groups were conducted at two venues accessible to partners and stakeholders, plus one virtual meeting for Dane County Urban County Consortium members (UCC): The Fitchburg Library on the west side of Dane County; and the Colonial Club Center on the northeast side of Dane County. These engagement and consultation focus groups included conversations and activities that were structured, but included informal dialogue with attendees. Representatives from non-profit organizations, housing developers, financial institutions, homeless services, municipalities, fair housing, social services, and other fields discussed the priority needs for housing accessibility and affordability, economic and community development, and service needs for low- to moderate-income people including seniors, disabled and victims of domestic violence. Common themes that emerged from the focus groups included the continued need for housing rehabilitation, mortgage assistance, transportation and public services.

## Consultation Meetings with Dane County Urban County Consortium Members (Municipalities)

Beginning in January 2024, Dane County staff selected 10-15 municipalities (Cities, Towns, Villages) who are members of the Dane County Urban County Consortium (UCC), and scheduled in-person meetings with leadership to identify current and upcoming projects, as well as to build partnerships and consider housing and community development strategies for the next five years. In these meetings, CDBG Staff discussed the Consolidated Plan and Community Survey, and gathered input on how the municipalities planned to prioritize and implement housing and community service needs over the next few years. Discussions included new housing/affordable housing developments; home rehabilitation funds and loan programming; and expanding public services and resources.

## Direct Community Surveys

Surveys were distributed to community members at targeted planned events and locations, in order to reach additional diverse populations that may not have filled out the first community survey. Specifically, surveys were given to guests at the Badger Prairie Needs Network (BPNN) on two dates in November 2024 during high-service pantry/shopping times; and was presented to attendees at the Dane County Business & Entrepreneur Fair in December 2024. Almost 100 surveys were collected from these events. Spanish-speaking volunteers at BPNN spoke directly with guests as they waited to shop for food pantry items, and explained the Dane County 2025-2029 Consolidated Plan intent to gather community input on funding priorities.

## Community Survey – Summary of Results

Over 1,000 community members, partners and stakeholders responded to the Community Survey, which was distributed to the public in April 2024, in partnership with the City of Madison. The survey was open for 3+ months, and was available in Spanish, Hmong and Chinese. The survey followed a logic process, depending on if the respondent was a community member, service/government partner, or municipality within Dane County. Questions were tailored for each group, and the summary of responses are detailed below.

### Resident/Community Member Responses:

Respondents that selected “resident” identified themselves as residents, business owners, community leaders, service provider or a member of local government/committee member. Over two-thirds of the resident respondents were between the ages of 27 – 54, with one quarter of the respondents aged 55 or older. The remaining 8% were 19-26 years of age.

Sixty-five percent (65%) of the resident respondents identified their racial or ethnic group as White or European descent, with 9% Asian, 8% Chicano/Latino/or Hispanic, and 5% Black or African descent. Less than 5% comprised Middle Eastern, Southeast Asian, Native American. In addition, over half of the resident respondents identified their gender as a woman.

The mean household income of resident respondents was \$108,400 (Figure 1), and over 80% had more than one person living in the home. Of the respondents, 64% owned their own home; 30% rent their home, and the remainder have other living situations including living with family, housing cooperative or student housing (Figure 2). It is important to note that of the 709 responses to the question, 3 people indicated they did not have a permanent place to live; and 23 live in a housing cooperative or with family/senior housing/student housing.

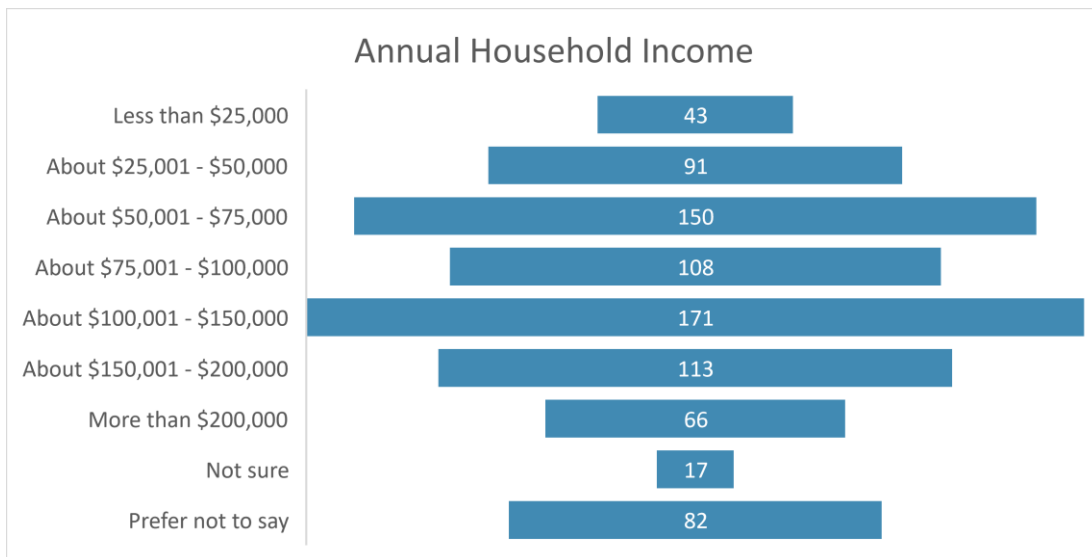


Figure 1

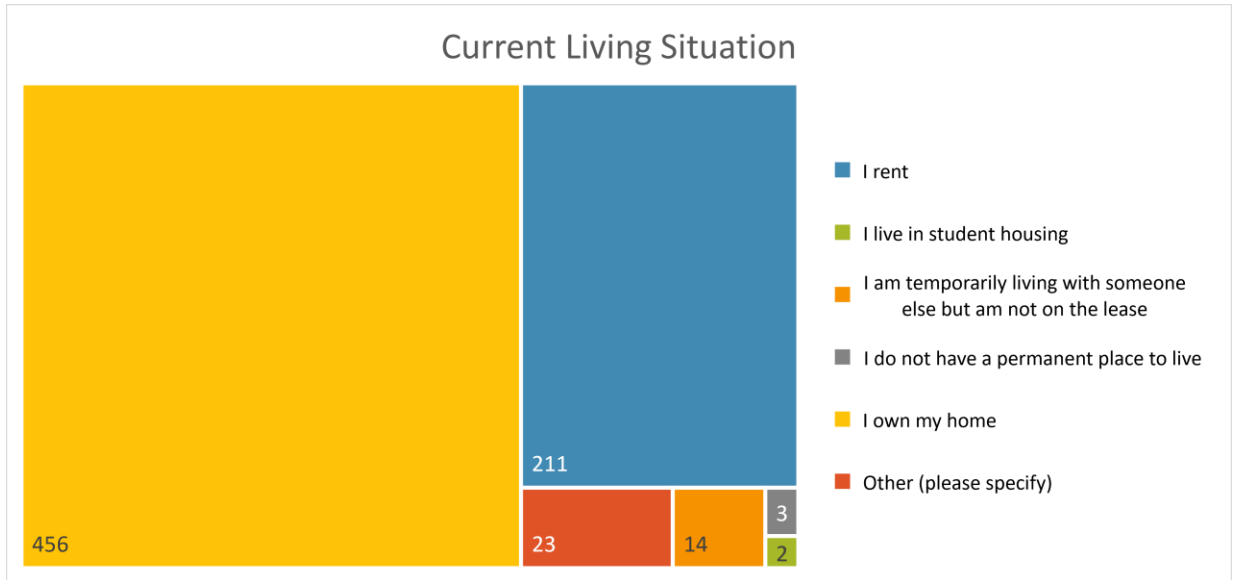


Figure 2

Finally, 42% of the resident respondents felt that their current housing is not affordable for them, while 58% felt it was affordable. However, when asked what are the main reasons that are causing their housing situation to be unaffordable, 21% said that the housing was affordable, but the cost of everything else (i.e. food, childcare, transportation, insurance) has had an impact on their income, making their housing less affordable; 20% said that property taxes have increased and are no longer affordable; and 14% indicated that rent has increased, making their living situation unaffordable. Other responses indicated that their housing is only affordable because of family members or roommates contributing to the rent or mortgage costs (Figure 3).

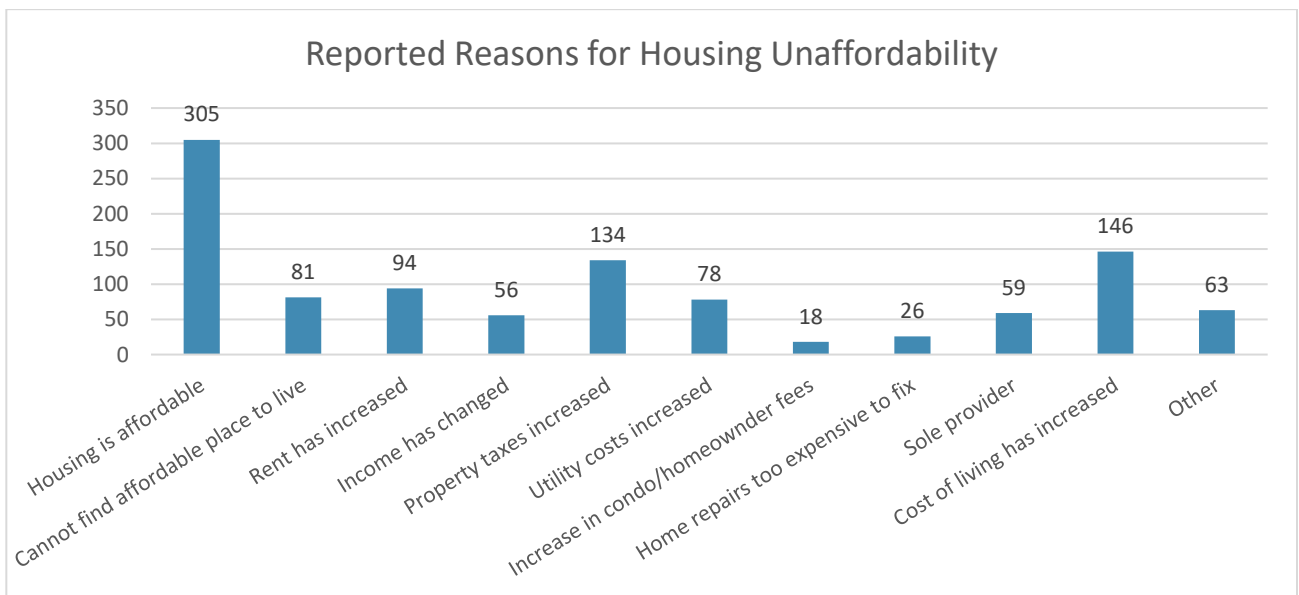


Figure 3

Finally, 25% of the resident respondents are not living where they want to live. When asked what the primary barriers were preventing them from living in their preferred location, over one-third indicated that the housing available was not affordable.

**Partner Responses:**

Of the total community survey responses, 16% identified as partners or representatives of a municipality (84% identified as residents). The types of agencies/partners who responded are shown in Figure 4:

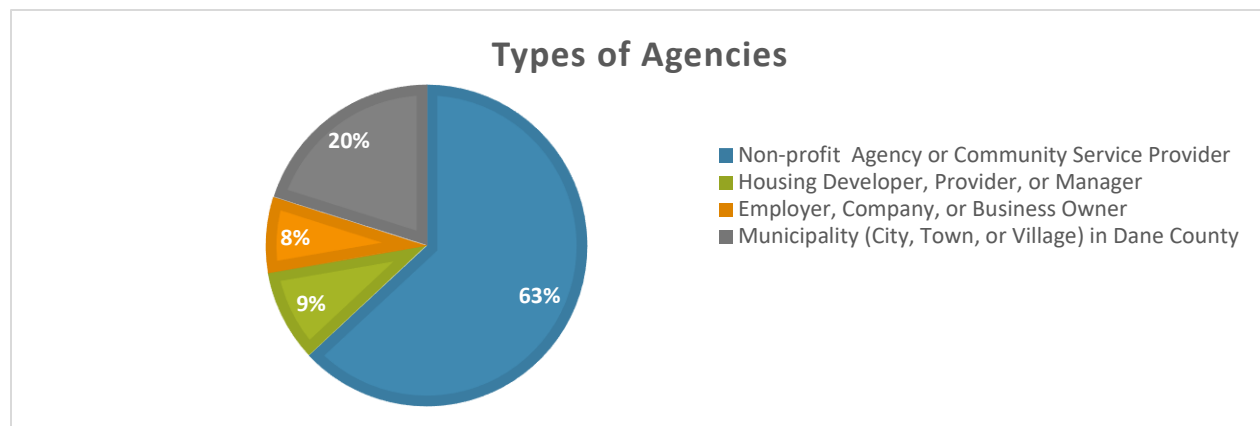


Figure 4

*Barriers to Affordable Housing:*

Partners were asked to identify the most significant barriers to renters in finding quality housing, as derived from clients/communities they serve. The top 3 barriers included: Finding an affordable unit for rent (83%); Difficulty securing money for security deposits and first month’s rent (51%); and No credit history or credit score is not good enough (30%), followed closely by Limited supportive services to help households find and maintain housing (29%) (Figure 5).

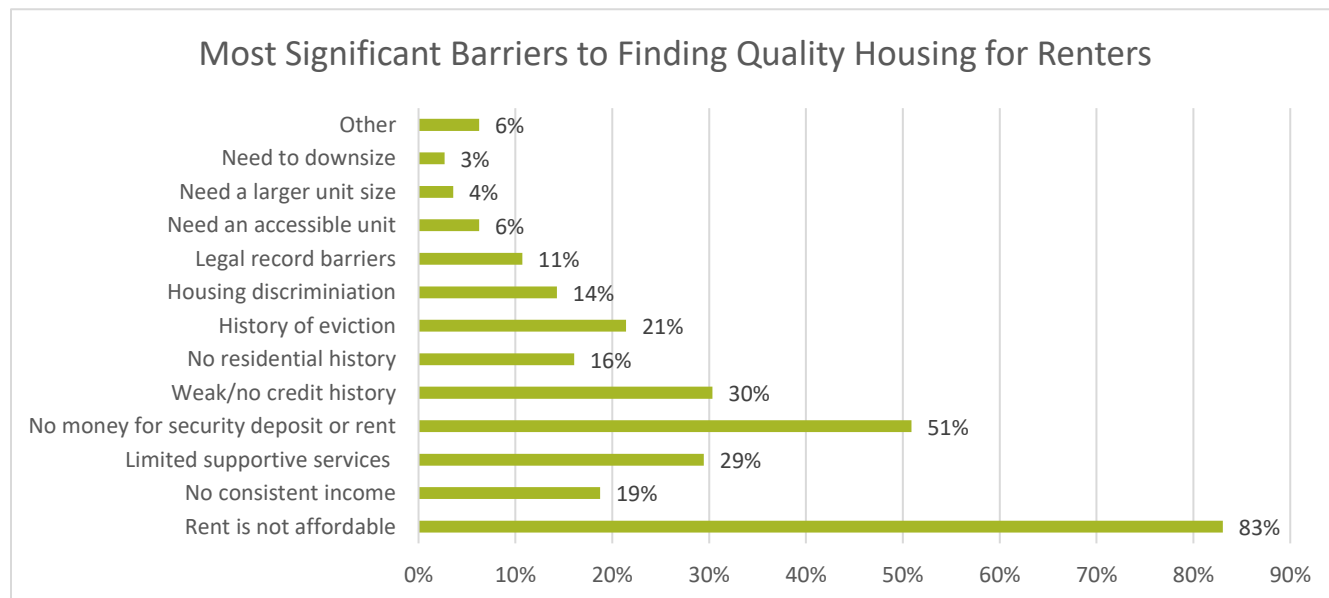


Figure 5

When asked what the top 3 barriers to people wanting to become homeowners, partners answered: Finding an affordable house for sale (80%); Difficulty securing money for down payment and closing costs (57%); and, No credit history or credit score is not good enough to get a mortgage (33%); followed closely by Homes that are affordable require lots of repairs (28%). Other answers to these two questions listed barriers such as being a domestic violence victim or other at-risk identifier, not enough workforce housing, and transportation access (Figure 6). In addition, when asked what the top 3 barriers to homeowners and renters maintaining their housing, over two-thirds of partners who responded answered Increased housing costs (i.e., rent, utilities, property taxes, condo/homeowner association fees increasing).

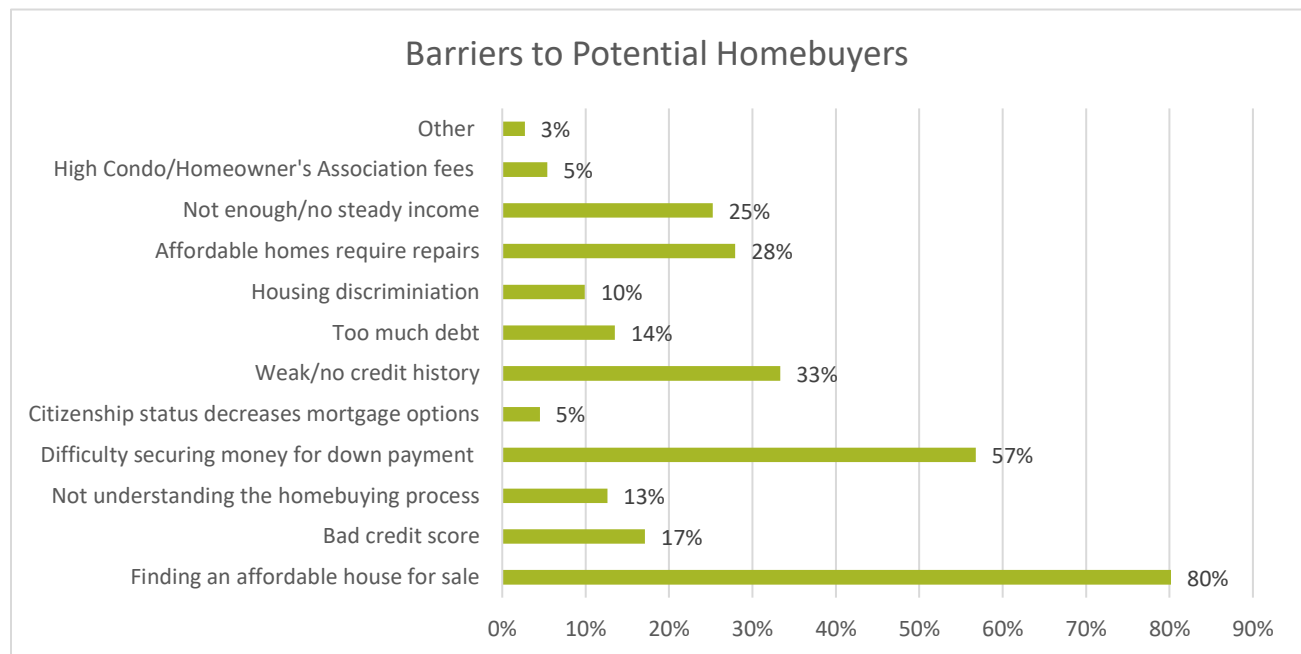


Figure 6

Lastly, when asked which groups (seniors, persons with disabilities, victims of domestic abuse, immigrants, persons formerly incarcerated, etc.) do not have enough affordable housing available to them, over half of the respondents to this question answered “All of the above.”

### *Housing Priorities*

Respondents were asked to identify their top 3 priorities to support renters in the community. The answer that was rated the highest was direct financial assistance to help renters keep or access housing, at 64% (Figure 7). Following as the second highest rated answer was Programs that help maintain or increase access to rental housing at 57% (i.e. emergency and/or long-term financial assistance, money for security deposit, debt payment assistance); and third was Expand types of rental housing available at 40% (i.e. mid-rise/high rise buildings, townhomes, housing cooperatives, senior housing). Other comments included increasing the availability of affordable rental units, encourage non-profit entities to own/manage rental housing developments, and increased support (financial, services) for renters.



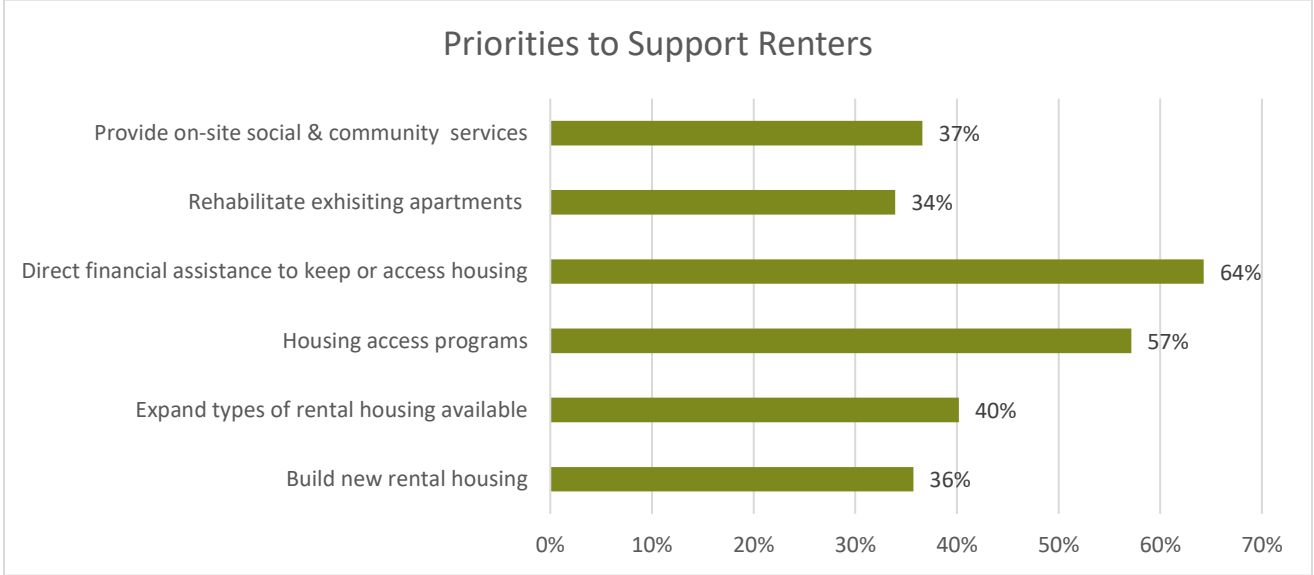


Figure 7

Similarly, of the responses by partners in Figure 8, 71% felt that Direct financial assistance to access or sustain homeownership (i.e. down payment and closing costs assistance, individual development account matching, property tax assistance for seniors, foreclosure prevention assistance) was a top priority. The second highest rated option at 57% was Support other homeownership pathways (i.e. community land trust homes, limited-equity housing, rent-to-own programs, sweat equity model).

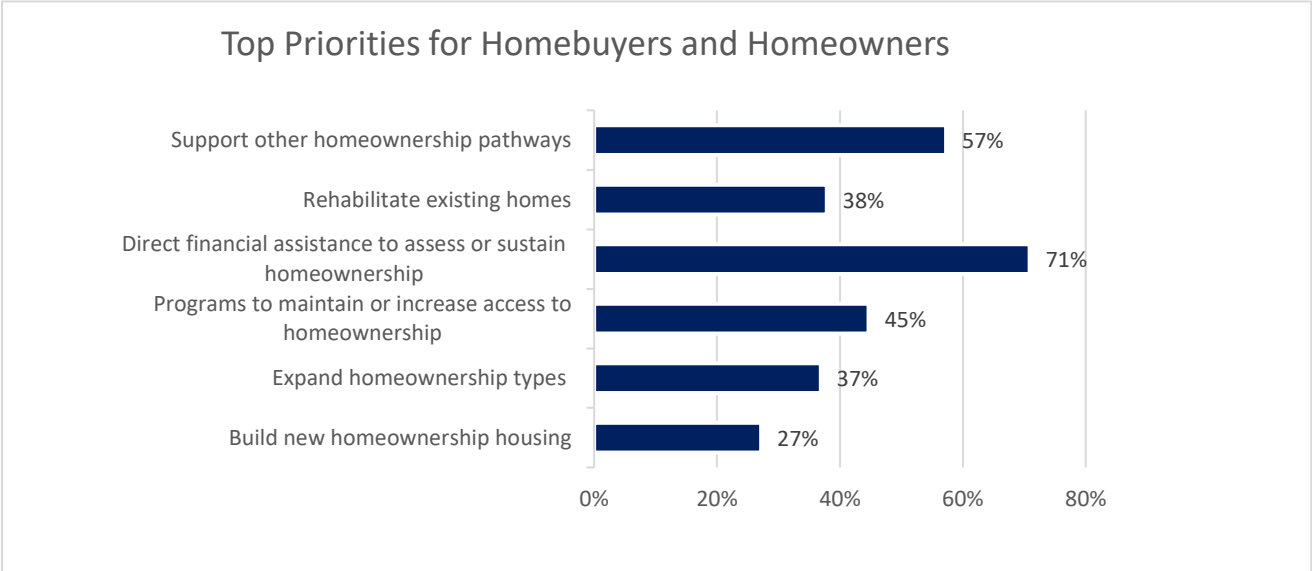


Figure 8

## Combined Partner/Resident Responses:

### *Funding Priorities:*

One question in the survey explained that the City of Madison and Dane County receive federal funding for specific project categories; and asked that respondents select their top 3 funding priorities. Of the survey responses, Housing was the clear top priority, with 75% of partners and 67% of residents ranking this as #1. As seen in Figure 9, Housing was the most rated the highest, followed by Community and Social (Public) Services.

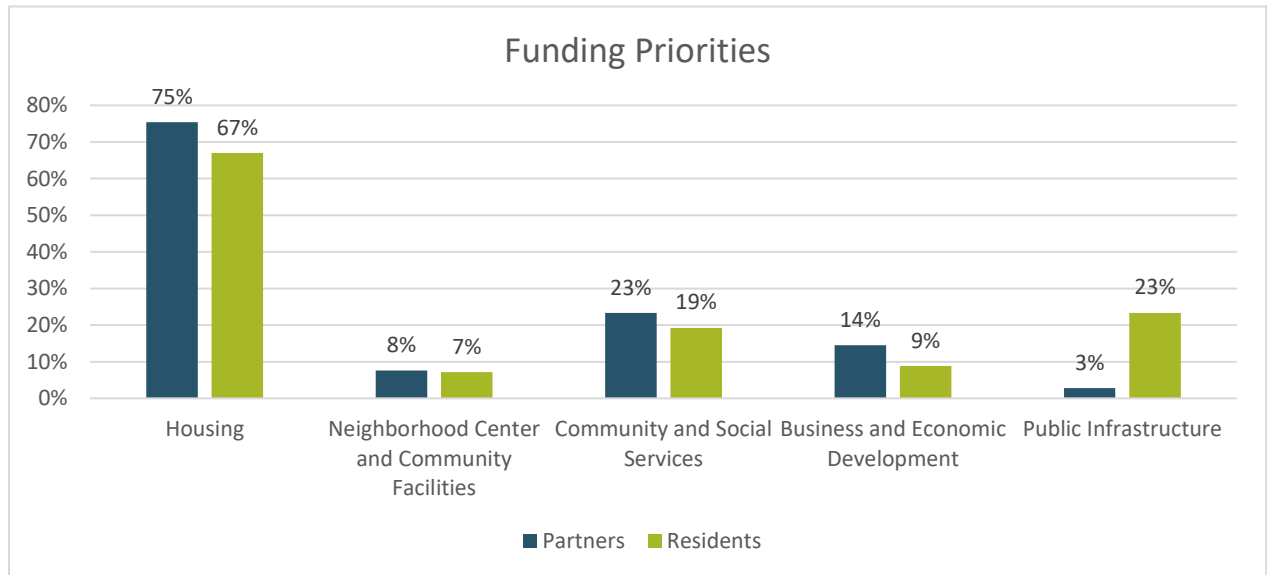


Figure 9

### *Business and Economic Development:*

Economic growth is key to sustaining a thriving community. In the Community Survey, respondents were asked to rank which opportunities are most needed to support small businesses. Over half of partners and respondents ranked as number 1 the opportunity to increase financial support to small businesses led by historically marginalized communities - persons with low-income, persons of color, women, immigrants, veterans, persons with a disability, or LGBTQIA+. Figure 10 shows which options were ranked number 1 the most, and how other opportunities for funding ranked. Other narrative comments to support small businesses include: business startup loans, financial support and tax exemptions; affordable rent for office space; technical assistance for marketing, infrastructure, and technology; affordable health benefits; and workforce housing.

Respondents were asked to provide more details on what kind of technical assistance is most needed for small businesses (i.e. legal, finance, marketing, accounting, etc.). The narrative summary of answers included the three examples listed in the question, and also highlighted: understanding and navigating contracts, staffing, permits, financial assistance and budget management, outcome measurements, capacity building, and more.

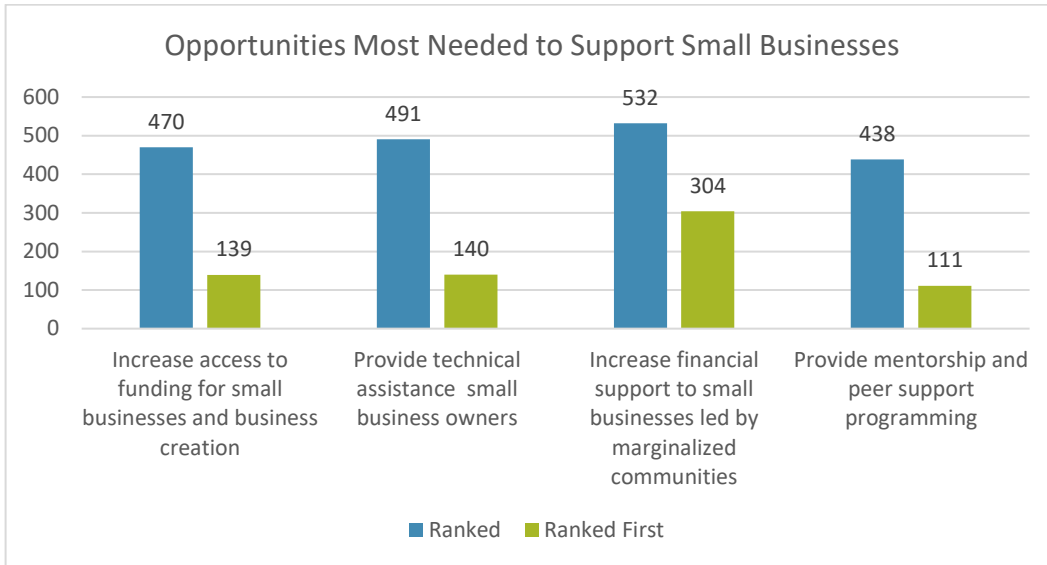


Figure 10

When asked to rank the level of importance in funding business development activities, both partners and residents overwhelmingly ranked Assisting established business owners from historically marginalized communities in purchasing a commercial property for their business as their first choice. (Figure 11). Other narrative comments for this question were similar to the prior responses above in questions 33 and 34, to support small businesses and provide technical assistance.

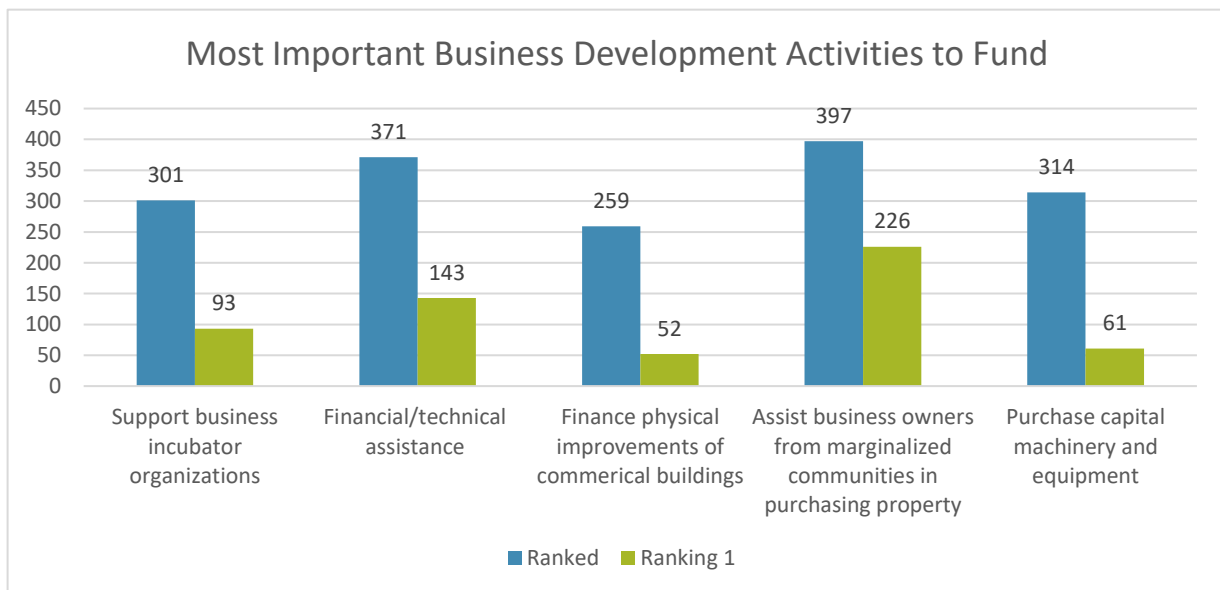


Figure 11

*Workforce Development:*

When asked about what is most needed in your community to support workforce development (job

creation and employment training) for lower-income persons, Access to childcare and Paid job training to individuals facing barriers received the most votes (Figure 12), and were rated at least 10-15% higher than the other choices.

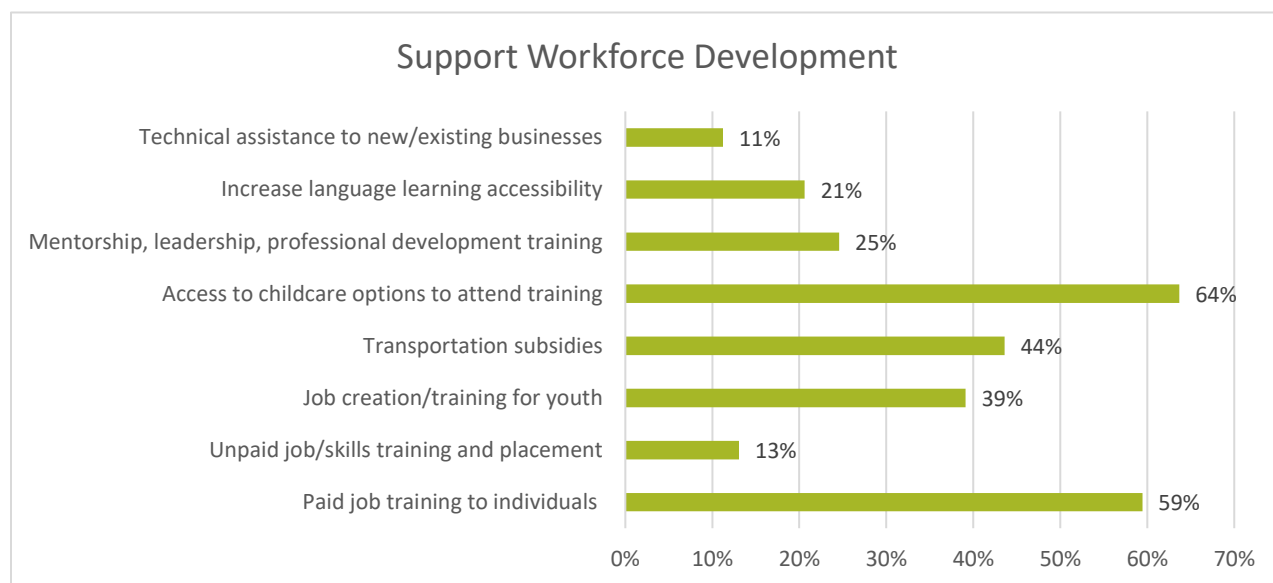


Figure 12

## Focus Groups / Consultation & Engagement Meetings – Summary of Results

### Overall Funding Allocations

In early September 2024, staff discussed issues related to housing, public services, and economic development to stakeholders from around Dane County. Three focus groups were held, and were meant to consult with stakeholders and engage in conversations related to CDBG/HOME funding in Dane County for the next 5 years. Two of the focus groups were specific to service-related partners, and one focus group was scheduled for municipalities that are part of the Dane County Urban County Consortium (UCC). Staff asked the same questions to all participants, and facilitated exercises and break-out groups to determine funding priorities and dollar amounts, both for one year, and for 5 years. Participants were also asked about quantitative outcomes, or measurements, as a result of the funding. The following summary of focus group input will inform our planning efforts and funding prioritization over the next five years. Overall, among all 3 focus groups, participants determined that 23% of the funding should be allocated to Mortgage Assistance (i.e. down-payment assistance) as seen in Figure 13. Per HUD regulations, Public Services is capped at 15%. The other project areas are as follows: Housing Rehabilitation 15%; Community & Economic Development 14%; Rental Assistance 13%; Public Facilities & Infrastructure 11%; and New Housing Development 10%.

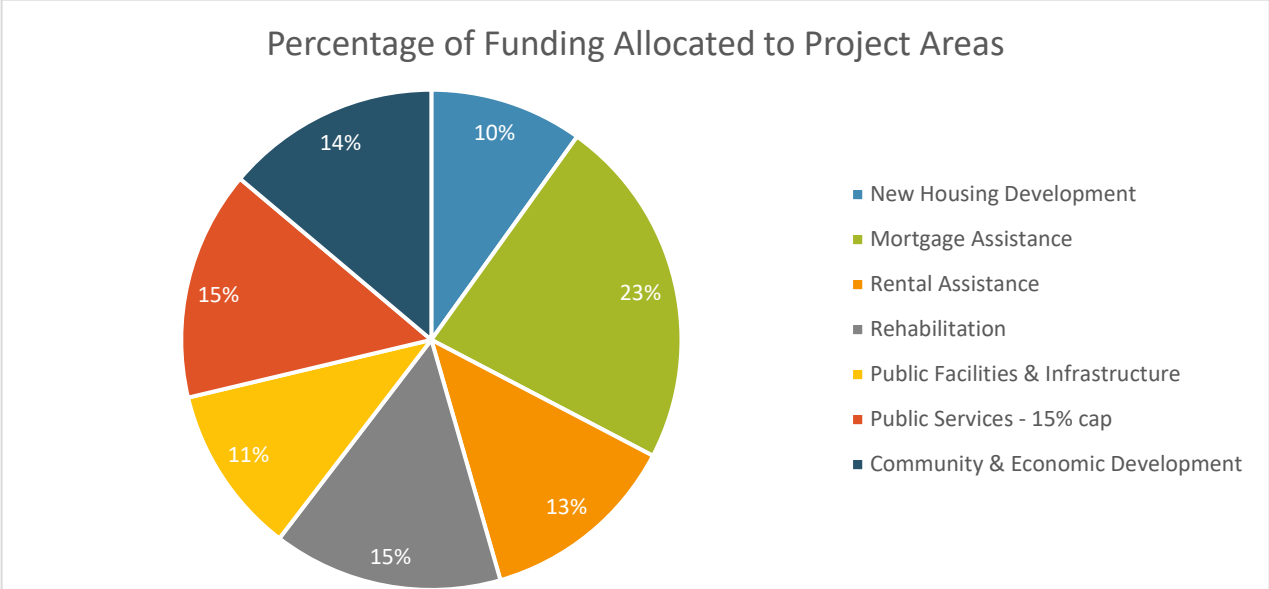


Figure 13

*New Housing Development*

Focus group participants felt that 10% of the CDBG/HOME funding should be allocated to New Housing Development (i.e. rental, owner-occupied, single-family, multi-family). Municipalities indicated that there was a huge need for new housing developments. As discussed in the NA and MA sections, there is a housing shortage in Dane County, and other efforts are being employed to work towards the long-term housing goals. This includes the AHDF, etc. Therefore, recognizing that other County funds are being distributed to this purpose, participants allocated just 10% of the grant overall, with 1-2 projects per year, depending on funding levels, and capping the grants at \$200,000 per project. Participants also discussed funding projects every 2-3 years.

The top 3 priorities across the focus groups included: maintaining supply of affordable housing and rent; accessibility and access to housing resources and supportive services (case management); and shared equity homeownership/permanent affordability.

*Mortgage Assistance*

Recognizing that housing costs are higher, focus group participants felt that mortgage assistance should receive 23% of the overall CDBG/HOME funds for the 5 years of the Consolidated Plan. The goal would be to assist 20-40 households with mortgage assistance over the next 5 years, averaging \$40,000-\$50,000 per household. The priorities to support potential homeowners included: education on homeownership and home maintenance; and moving costs.

*Rental Assistance*

One focus group initially assigned almost 50% of the funds to rental assistance, or Tenant-Based Rental Assistance (TBRA); and the other groups had mixed feelings on allocating a large amount to this category. Ultimately, after rich discussion and feedback, the average of the 3 meetings concluded with 13% of the CDBG/HOME funds allocated to rental assistance. The average number of households served over the 5 years

would be 1603; and approximately \$800-\$1,000 per person. All groups emphasized the need for landlord engagement, case management, and access to supportive services for the TBRA projects.

### *Housing Rehabilitation*

CDBG/HOME funds allow for both major and minor home repair/rehabilitation. Considering that many homes in Dane County were built before 1980, or that seniors often lack the means for home repair, focus group participants allocated 15% of the funds over 5 years to Housing Rehabilitation. Costs for rehabilitation can vary: minor home repair limit is \$7,500 and major home rehabilitation is up to \$24,999. With two subcategories in mind, up to 65 households would be funded for minor home repair in 5 years; or 40 major home rehabilitation. A common theme that resulted from the discussions was supporting the households with accessing and communicating with contractors.

## **Direct Community Surveys – Summary of Results**

### *Public Services and Housing*

A community survey was given to the public at specific locations and/or events. The first location was at the Badger Prairie Needs Network (BPNN) on November 6th and 9th, 2024, during high-traffic days/times when guests utilized the food pantry. This survey focused on public services and housing, with similar questions that were also in the larger Community Survey. BPNN serves as a major food pantry in the Madison area. It also provides additional resources and services to guests on specific days of the month, such as community meals. The survey was available in English and Spanish, as there is a large Spanish-speaking population that utilizes BPNN. Spanish-speaking volunteers were available to encourage guests to participate and gather information related to the survey. Ninety-nine (99) survey responses were collected.

Guests who responded were asked to select 3 funding priorities on how Dane County should use CDBG funding for the next 5 years, as part of our Consolidated Plan. Figure 14 shows that almost one-third of the 254 responses prioritized Housing, and almost one-third prioritized Public Services.

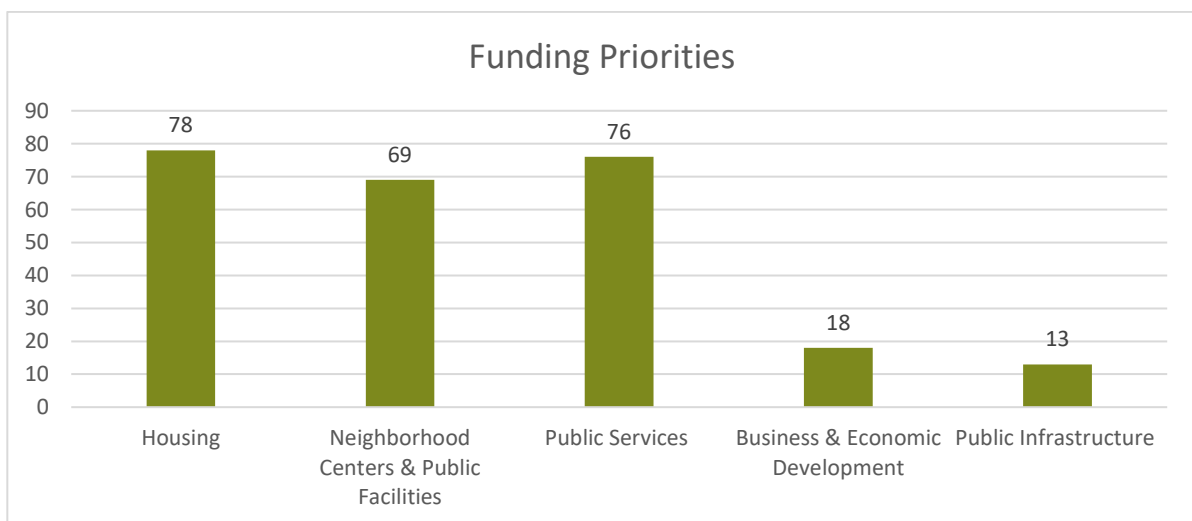


Figure 14

When asked what 3 types of public or social services are most needed in their communities, Food/Essentials Pantry was a top choice, as indicated in Figure 15. It is likely that this choice was selected most frequently due to the fact that respondents were guests at the food pantry at the time of the survey. Workforce Development (e.g. job training, etc.) and Adult Employment Assistance were also a priority. However, Workforce Development was selected in 21% of responses submitted in Spanish, compared to 2% submitted in English. This may indicate that Spanish/bilingual trainings, services and programs are needed.

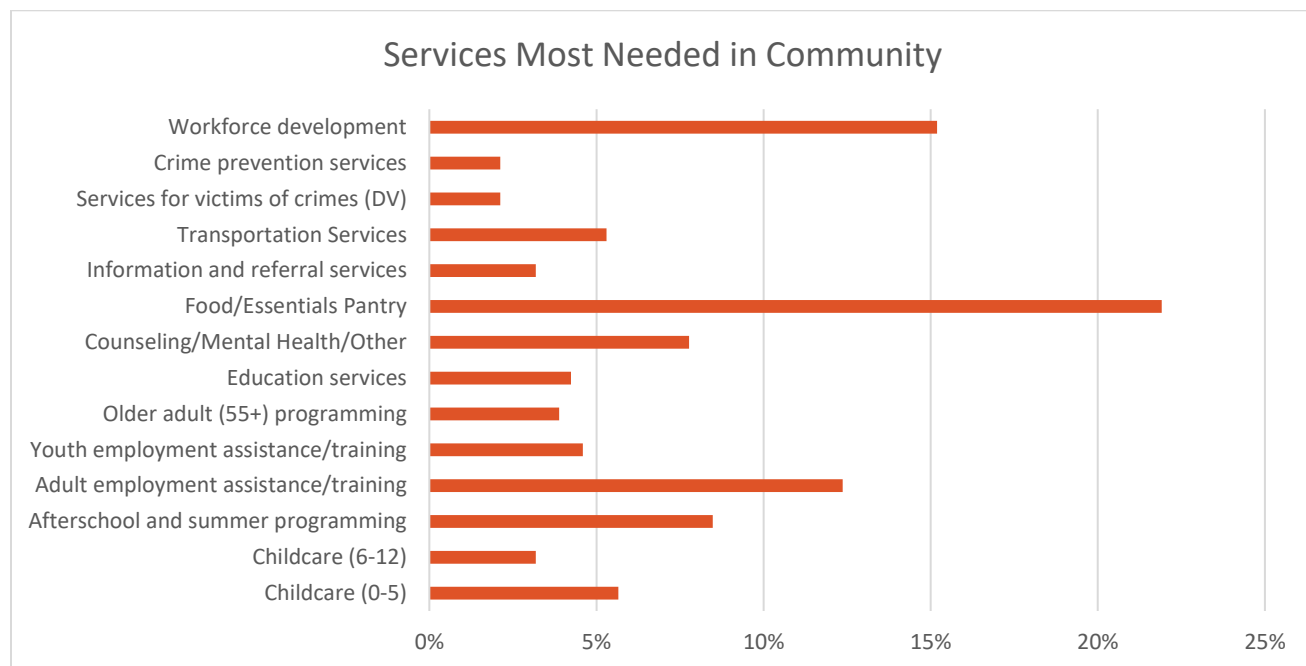


Figure 15

Respondents were asked what types of Workforce Development (job creation and employment training) for lower-income persons are needed in the community. Of the total 184 responses to this question, Paid job training, job creation & apprenticeship for young adults, and Increase language learning accessibility each received 20% of the responses. This shows a high need for developing and training individuals for job readiness and accessibility.

Eighty-two percent (82%) of respondents were renting an apartment at the time of the survey, and just 5% owned a home. The remaining were either renting a room without a formal lease, lived in student housing, or were temporarily living with someone else. When asked about housing, the main reasons that housing was unaffordable or less-affordable were: Unable to find an affordable place to live (16%); Rent has increased (17%) and Income has changed (25%). Overall comments from the survey can be summarized by saying that affordable housing has become less attainable/accessible, and rent is increasing at the same time that everything else (living expenses, utilities, etc.) is increasing.

## Overall Findings of Consultation and Citizen Participation

Dane County has six overall goals, and allocates funding within nine project areas of the goals. The consultation and citizen participation piece of the 2025-2029 Consolidated Plan helps to identify and prioritize project areas in which to allocate funds over the next 5 years, with the exception of Urgent Need/Disaster Assistance and Planning & Administration which are standing goals each year.

Goal/Project	Category	Funding %
<b>Goal 1:</b>	<b>Increase Access to Affordable Quality Housing</b>	
Project Area 1:	Down-Payment Assistance	25%
Project Area 2:	Housing Rehabilitation (Major, Minor, Rental)	15%
Project Area 3:	New Housing Development (Home Building, Rental Construction)	5%
Project Area 4:	Tenant-Based Rental Assistance (TBRA)	12%
<b>Goal 2:</b>	<b>Expand Economic Opportunities for LMI Persons</b>	
Project Area 5:	Economic Development (Direct financial assistance; Technical Assistance; Microenterprise Assistance)	17%
<b>Goal 3:</b>	<b>Assure Access to Public Services for LMI Persons</b>	
Project Area 6:	Public Services (Social Services, Transportation, Child Care, Crime Prevention, Workforce Development, Job/Skills Training, Homeless Services/Prevention)	15%
<b>Goal 4:</b>	<b>Improve Public Facilities/Infrastructure</b>	
Project Area 9:	Public Facility Improvement & Develop Public Infrastructure	11%
	<b>Total for Project Areas (From Available Funding)</b>	<b>100%</b>
<b>Goal 5:</b>	<b>Strong Program Planning &amp; Administration</b>	
	Planning & Administration	20% / 10%
<b>Goal 6:</b>	<b>Urgent Need Response to Natural Disasters / CHDO</b>	
	Urgent Need / Response to Natural Disasters	5%
	CHDO (Community Housing Development Organization)	15%
	CBDO	

Combining the data from the Needs Assessment and Market Analysis, Dane County can summarize the findings of citizen participation and implement strategies to *increase access to affordable housing, expand economic opportunities for LMI persons, assure access to public services for LMI persons, and improve public facilities & develop infrastructure*. In addition, the CDBG/HOME team has strong collaborative partnerships with other Dane County Divisions, the Continuum of Care, Housing Authority, the City of Madison and other agencies that fund or allocate resources and funding to affordable housing and services to low- to moderate-income persons. We take these other sources of support into consideration when prioritizing the CDBG and HOME funds each year in order to maximize our resources for the greatest benefit of the Dane County communities.

Overall findings indicate that the two top-ranking funding priorities were **Housing and Community/Social Services (Public Services)**. **These were followed by Business/Economic Development and Public Facilities/Infrastructure**. In the Community Survey, a little over half of the community survey respondents owned their own home, with the remainder either renting, living in student housing, or not having a permanent place to live. In addition, almost half do not feel that their current housing (own or rent) is affordable; and



**Preferred housing and location is not available and/or is not affordable.** Overall, the **most significant barriers to owning or renting a home is affordability**, along with the **lack of funds for a down-payment or security deposit**.

As a result of the Community Surveys and Engagement Meetings, housing priorities will include: **Direct financial assistance to renters and potential homeowners, along with educational opportunities for maintaining housing (Mortgage Assistance/Reduction); and Home Rehabilitation/Repairs.**

Results from the Community Survey showed that:

- Most significant **barriers** to finding quality housing for **Renters**
  - Rent is not affordable (83%)
  - No money for security deposit or rent (51%)
- Most significant **barriers** to potential **Homebuyers**
  - Finding an affordable house for sale
  - Difficulty securing money for down payment
- Top **priorities** to support **Renters**
  - Direct financial assistance to keep or access housing (64%)
  - Housing access programs (57%)
- Top **priorities** to support **Homebuyers**
  - Direct financial assistance to access or sustain homeownership (71%)
  - Support other homeownership pathways (57%)

Economic growth and job opportunities are key to sustaining a thriving community. Many need the resources for starting their own small business. The priority from the survey indicates that **increased financial support to small businesses led by marginalized communities** is most needed in Dane County. Additionally, the feedback from the consultation and citizen participation methods shows that access to funding for small businesses, technical assistance for small business owners, and mentorship programming were all ranked high and are desperately needed in Dane County.

In supporting Workforce Development, the highest needs are **paid job training to individuals and access to childcare options to attend these trainings**. Other public services priorities from all methods of citizen participation

The Engagement Meetings/Focus Groups participated in various exercises to determine the percentage of overall funding that could be allocated to the seven project areas. Common themes that emerged from the focus groups included the continued need for housing rehabilitation, mortgage assistance, transportation and public services. Results of the meetings are listed below:

<b>Project Area</b>	<b>Percentage of CDBG/HOME Funding</b>
Home Ownership/Mortgage Assistance	23%
Home Rehabilitation	15%
Public Services	15%
Economic Assistance	14%
Rental Assistance	13%
Public Facilities & Infrastructure	11%
New Housing Development	10%

Attendees from the two partner/stakeholder groups prioritized Mortgage Assistance for the 5 years of the Consolidated Plan, with almost one quarter of the funding suggested for that category. Mortgage Assistance was the top priority for the Dane County UCC members who attended the second focus group, with 30% of the funding suggested for that category. Other priorities that surfaced through discussion were Rental Assistance, specific Public Services for older adults (including transportation), and new affordable housing in certain communities.

Overall, one of the priorities of the 2025-2029 CDBG/HOME Consolidated Plan strategy will be **affordable housing** through **mortgage assistance** and **rental assistance**, including educational components for renters and potential homebuyers. Within **Public Services**, priority will be given to workforce development and job training, as well as supporting transportation, childcare, and safety needs. Additionally, Dane County will support small business development for marginalized communities within the **Economic Development** project area.

Funding allocations and priorities may vary each year within the 5-year Consolidated Plan, in order to meet the overall goals set forth in the plan. Dane County will review the Consolidated Annual Performance Evaluation Report (CAPER) and solicit public comments on the past year's performance and make recommendations for the next year's Annual Action Plan funding priorities.

## 2025-2029 Consolidated Plan

Community Survey – formatted to Word from Qualtrics

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### Q41 CITY OF MADISON AND DANE COUNTY HOUSING AND COMMUNITY

**DEVELOPMENT CONSOLIDATED PLAN SURVEY** The City of Madison and County of Dane receive federal funding from the Department of Housing and Urban Development (HUD). These funds help the City and County provide programs that strengthen neighborhoods, create and preserve affordable housing, and promote fair housing choice for lower-income households.

To receive these funds, the City and County are required to prepare a Consolidated Plan (Con Plan) that outlines the City's and County's **housing and community development** goals for the next five years. To learn more about the Consolidated Plan, [click here](#). Thank you for taking time to complete this survey.

Q1 \* Who are you filling this out for?

- Agency / Partner / Municipality (1)
- Myself (a resident of the City of Madison or Dane County) (2)
- Someone else (3)

### Q42 ABOUT YOU

Q2 \* What type of agency?

***Please select all that apply.***

- Non-profit Agency or Community Service Provider (1)
  - Housing Developer, Provider, or Manager (2)
  - Employer, Company, or Business Owner (3)
  - Municipality (City, Town, or Village) in Dane County (4)
-

Q3 What geographic area does your agency serve?

**Please select all that apply.**

**Use the + and - buttons to change the font size in the text entry box.**

- City of Madison (1)
  - Outside City of Madison but still in Dane County (2)
  - Outside of Dane County (3)
  - Municipality (please specify all) (4)
- 

*Display This Question:*

*If \* What type of agency? Please select all that apply. = Municipality (City, Town, or Village) in Dane County*

Q4 What projects will your municipality be engaging in/developing in the next 5 years?

**Please select all that apply.**

**Use the + and - buttons to change the font size in the text entry box.**

- Affordable Housing (single family homes/duplex/apartments, etc.) (1)
  - Senior Center (2)
  - Community Center (all ages) (3)
  - Economic Development (downtown businesses, business parks, etc.) (4)
  - Public Facilities or Infrastructure (neighborhood parks, recreational or special needs facilities, water or sewer line improvements, etc.) (5)
  - Other (please specify) (95)
-

Q5 What target population(s) does your agency primarily serve?

***Please select all that apply.***

**Use the + and - buttons to change the font size in the text entry box.**

- Children under the age of 5 (1)
  - School age children and youth (2)
  - Young adults (19-26) (3)
  - Older adults (age 55+) (4)
  - Households with children (5)
  - Households of color (6)
  - People experiencing homelessness (7)
  - Persons with disabilities (8)
  - People who identify as LGBTQIA+ (9)
  - Persons or families in crisis (10)
  - Formerly incarcerated individuals (11)
  - Immigrant households (12)
  - Veterans (13)
  - Small business owners (14)
  - Other (please specify) (95)
-

Q6 What is your role in the community?

- Resident (1)
  - Business owner (2)
  - Community leader (3)
  - Non-profit or other Community Service Provider (4)
  - Local government staff, committee member, or public official (5)
  - Other (please specify) (95)
- 

Q7 What is your age?

- 18 or less (1)
- 19-26 (2)
- 27-54 (3)
- 55 or older (4)

Q8 What racial or ethnic group most closely aligns with your identity?

***Please select all that apply.***

**Use the + and - buttons to change the font size in the text entry box.**

- Chicano, Latino, or Hispanic (1)
  - White or European Descent (2)
  - Black or African Descent (8)
  - Middle Eastern or North African (3)
  - Asian, other than Southeast Asian (4)
  - Southeast Asian (5)
  - Native American / American Indian / Other North American Indigenous (6)
  - Other Indigenous People (7)
  - Prefer to self-identify (please specify) (95)
- 
- Prefer not to say (99)
-

Q9 What is your gender?

**Please select all that apply.**

**Use the + and - buttons to change the font size in the text entry box.**

- Woman (1)
  - Man (2)
  - Non-binary / Genderqueer (3)
  - Prefer to self-describe (please specify) (95)
- 
- Prefer not to say (99)

Q10 What is the approximate combined income for everyone in your household, including yourself?

- Less than \$25,000 (12.5)
  - About \$25,001 - \$50,000 (37.5)
  - About \$ 50,001 - \$75,000 (62.5)
  - About \$75,001 - \$100,000 (87.5)
  - About \$100,001 - \$150,000 (125)
  - About \$150,001 - \$200,000 (175)
  - More than \$200,000 (250)
  - Not sure (998)
  - Prefer not to say (999)
-



Q11 How many people live in your household, including yourself?

- I live alone (1)
  - 2 (2)
  - 3 (3)
  - 4 (4)
  - 5 (5)
  - 6 (6)
  - 7 (7)
  - More than 7 (8)
- 

*Display This Question:*

*If How many people live in your household, including yourself? != I live alone*

Q12 Do you have children under the age of 5 living with you?

- Yes (1)
- No (2)

Q13 Including yourself, do you have any young adults living with you (age 19-26)?

- Yes (1)
- No (2)

Q14 Including yourself, do you have someone age 55 or older living with you?

- Yes (1)
  - No (2)
-

Q15 The federal funding the City of Madison and County of Dane receives has specific regulations on what it can and cannot be used on. The categories below are what the funding can be used for.

**Rank the following funding priorities for community development needs in the community.**

***Use "1" for the most important priority. Drag and drop the items you want rank into the box. Only provide a ranking if you consider the category a priority. You do not need to move every item into the ranking box but you can.***

Drop and Rank Items Here

- 
- \_\_\_\_\_ Housing - i.e., build more affordable housing, provide services to access housing (1)
  - \_\_\_\_\_ Neighborhood Center and Community Facilities - i.e., improvements to neighborhood centers, community building, services offered at neighborhood centers (2)
  - \_\_\_\_\_ Community and Social Services - i.e., child care, violence and crisis prevention programs, basic needs services (3)
  - \_\_\_\_\_ Business and Economic Development - i.e., access to capital for small business owners, technical assistance to support businesses, business mentorship programming (4)
  - \_\_\_\_\_ Public Infrastructure - i.e., improvements of: streets, water and sewer systems; neighborhood parks; accessibility to public spaces (5)

Q48 HOUSING

Q16 What are the top 3 most significant barriers to renters in finding quality housing?

**Please select up to 3.**

**Use the + and - buttons to change the font size in the text entry box.**

- Finding an affordable unit for rent (1)
  - Not having consistent household income (2)
  - Limited supportive services to help households find and maintain housing (3)
  - Difficulty securing money for security deposits and first month's rent (4)
  - No credit history or credit score is not good enough (5)
  - No established or verifiable residential history (6)
  - History of eviction (7)
  - Housing discrimination (8)
  - Legal records barriers (9)
  - Need a physically accessible unit (10)
  - Need a larger unit size (11)
  - Need to downsize (12)
  - Other (please specify) (95)
-

Q17 What are the top 3 most significant barriers to people wanting to become homeowners?

**Please select up to 3.**

**Use the + and - buttons to change the font size in the text entry box.**

- Finding an affordable house for sale (1)
  - Bad credit score (2)
  - Not understanding the homebuying process (3)
  - Difficulty securing money for down payment and closing costs (4)
  - Citizenship status decreases options available for getting a mortgage (5)
  - No credit history or credit score not good enough to get a mortgage (6)
  - Too much debt (7)
  - Housing discrimination (8)
  - Homes that are affordable require a lot of repairs (9)
  - Not enough or no steady income or employment (10)
  - Condo or Homeowner's Association fee make the home purchase unaffordable (11)
  - Other (please specify) (95)
-

Q18 What is the most significant barrier to homeowners and renters maintaining their housing?

**Select only one.**

**Use the + and - buttons to change the font size in the text entry box.**

- Limited amount of supportive services to help maintain housing (i.e., education, counseling, referrals to providers, case management, housing navigation assistance) (1)
- Increasing housing costs (i.e., rent, utilities, property taxes, condo/homeowner association fees increasing) (2)
- Unstable employment / change in employment / fixed income that makes housing cost unaffordable (3)
- Lack of access to emergency financial support to pay rent/mortgage, utilities, property taxes, home repair, etc. (4)
- Involvement in criminal justice system / legal barriers (5)
- Other (please specify) (95)

Q19 In your opinion, the City of Madison and Dane County do not have enough affordable housing for... **Please select all that apply.**

**Use the + and - buttons to change the font size in the text entry box.**

- Seniors (adults 55+) (1)
- Persons with disabilities (2)
- Individuals at risk of experiencing homelessness (3)
- Households with children (4)
- Professionals such as teachers, childcare providers, health care technicians, social workers, etc. (5)
- Victims of crime, domestic, or sexual abuse survivors (6)
- Immigrant individuals and families (7)
- Individuals who were formerly incarcerated (8)

All of the above (9)

Other (please specify) (95)

---

Q26 What are the top 3 most urgent priorities for people experiencing homelessness?

**Please select up to 3.**

**Use the + and - buttons to change the font size in the text entry box.**

More emergency shelter spaces (1)

Dedicated permanent housing (2)

Medical and dental services (3)

Services provided at emergency shelters - i.e., case management, job placement, etc. (4)

Rapid rehousing funding - housing navigation services and direct financial assistance is provided to transition households as rapidly as possible to permanent housing (5)

Facilities that provide day support services - i.e., food, shower, storage, transportation, mail center, referrals, clothing, phone and computer access (6)

Behavioral health services - i.e., mental health, substance use (7)

Street outreach - connect individuals experiencing unsheltered homelessness with emergency shelter, housing, or critical services (8)

Assistance for quick move-in - i.e., application fees, security deposit, first month's rent (9)

Other (please specify) (95)

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Q27 What are the top 3 priorities to support renters in your community?

***Please select up to 3.***

**Use the + and - buttons to change the font size in the text entry box.**

**Funding to...**

- Build new rental housing (1)
  - Expand types of rental housing available - i.e., mid-rise / high rise buildings, townhomes, housing cooperatives, senior housing (2)
  - Programs that help maintain or increase access to rental housing - i.e., housing navigation assistance, eviction prevention, legal representation, fair housing, tenant-landlord mediation services, etc. (3)
  - Direct financial assistance to help renters keep or access housing - i.e., emergency and/or long-term financial assistance, money for security deposit, debt payment assistance (4)
  - Rehabilitate existing apartments - building code, health and safety compliance, weatherization, energy efficiency, accessibility modifications (5)
  - Provide on-site services - behavioral health, resource navigators, crime prevention education, legal services, etc. (6)
  - Other (please specify) (95)
- 

Q28 What are the top 3 priorities for homebuyers / homeowners in your community?

***Please select up to 3.***

**Use the + and - buttons to change the font size in the text entry box.**

**Funding to...**

- Build new homeownership housing (1)
  - Expand types of homeownership types - i.e., townhomes, cohousing, condos, etc. (2)
  - Programs to maintain or increase access to homeownership - i.e., pre-purchase and post-purchase education and counseling, credit/debt repair (3)
  - Direct financial assistance to access or sustain homeownership - i.e., down payment and closing costs assistance, individual development account matching, property tax assistance for seniors, foreclosure prevention assistance (4)
  - Rehabilitate existing homes - weatherization, building code compliance, health and safety, accessibility modification, emergency repairs (5)
  - Support other homeownership pathways - community land trust homes, limited-equity housing, rent-to-own programs, sweat equity model (6)
  - Other (please specify) (95)
- 

Q20 What is your current living situation?

**Use the + and - buttons to change the font size in the text entry box.**

- I rent (1)
  - I live in student housing (2)
  - I am temporarily living with someone else but am not on the lease (3)
  - I do not have a permanent place to live (4)
  - I own my home (5)
  - Other (please specify) (95)
- 

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Q21 Do you consider your current housing to be affordable to you?

Yes (1)

No (2)

Q22 What are the main reasons that are causing your housing situation to be unaffordable?

***Please select all that apply.***

**Use the + and - buttons to change the font size in the text entry box.**

- Does not apply - I consider my housing to be affordable (1)
  - I was unable to find an affordable place to live (2)
  - My rent was previously affordable, but has increased and is no longer affordable (3)
  - My income has changed and my housing costs are no longer affordable (4)
  - My property taxes have increased and are no longer affordable (5)
  - My utility costs have increased and are no longer affordable (6)
  - My condo or homeowner association fees have increased and are no longer affordable (7)
  - My home has major health or safety issues that are expensive to fix (8)
  - I no longer have dual income / I am the sole provider for my household (9)
  - My housing has remained affordable but the cost of everything else (i.e., food, childcare, transportation, insurance) have decreased my income significantly (10)
  - Other (please specify) (95)
-

Q23 \* Where in Dane County do you live?

**Use the + and - buttons to change the font size in the text entry box.**

- City of Edgerton (1)
  - City of Fitchburg (2)
  - City of Madison (3)
  - City of Middleton (4)
  - City of Monona (5)
  - City of Stoughton (6)
  - City of Sun Prairie (7)
  - City of Verona (8)
  - Village of (please specify) (9)
- 

- Town of (please specify) (10)

Q24 Where would you **like** to live?

**Use the + and - buttons to change the font size in the text entry box.**

- City of Edgerton (1)
- City of Fitchburg (2)
- City of Madison (3)
- City of Middleton (4)
- City of Monona (5)
- City of Stoughton (6)
- City of Sun Prairie (7)
- City of Verona (8)

Village of (please specify) (9)

---

Town of (please specify) (10)

---

Outside of Dane County (11)

Q25 What are the primary barriers preventing you from living in your preferred location?

**Please select all that apply.**

**Use the + and - buttons to change the font size in the text entry box.**

The housing type I want to live in does not exist where I want to live (1)

Housing available is not affordable (2)

Limited or lack of public transportation options to get to other areas (3)

It is too competitive to find a place to live (4)

I do not feel safe or welcomed where I want to live (5)

There are no childcare options nearby (6)

All the housing I can afford is not in good condition (7)

None, I am in my preferred location (96)

Other (please specify) (95)

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### Q53 NEIGHBORHOOD CENTERS AND COMMUNITY FACILITIES

Q29 What neighborhood center(s) do you most frequently visit in-person, this could be to participate in programming / events, to receive services, or to volunteer, etc.?

***Please select up to 3.***

**Use the + and - buttons to change the font size in the text entry box.**

- Badger Prairie Needs Network (Verona) (15)
- Bayview Foundation (601 Bayview) (1)
- Boys & Girls Club of Dane County, Inc. - Allied Center (4619 Jenewein Rd) (2)
- Boys & Girls Club of Dane County, Inc. - Taft Street Center (2001 Taft Street) (3)
- Bridge/Lake Point/Waunona Neighborhood Center (1917 Lake Point Dr) (4)
- Cornerstone Community Center (DeForest) (16)
- East Madison Community Center (8 Straubel Ct) (5)
- Elver Park Neighborhood Center (1201 McKenna Blvd) (6)
- Fitchburg Community Center (Fitchburg) (17)
- Goodman Community Center (149 Waubesa St) (7)
- Kennedy Heights Neighborhood Association, Inc. (199 Kennedy Heights) (8)
- Lussier Community Education Center (55 S Gammon Rd) (9)
- Meadowood Neighborhood House Community Center (5740 Raymond Road)  
(10)
- Middleton Senior Citizen Center (Middleton) (18)
- Monona Community Center (Monona) (19)
- Neighborhood House Community Center (29 S Mills) (11)
- River Food Pantry (Madison) (20)

- Rooted - Badger Rock (501 E Badger Rd) (12)
  - Sunshine Place (Sun Prairie) (21)
  - Theresa Terrace Neighborhood Center (1409 Theresa Terrace) (13)
  - Vera Court Neighborhood Center (614 Vera Court) (14)
  - Waunakee Village Center (Waunakee) (22)
  - I do not visit neighborhood centers (98)
  - Other (please specify) (95)
- 

Q30 Which of the following community development, leadership, and engagement activities is most needed in your community?

**Select only one. Use the + and - buttons to change the font size in the text entry box.**  
**Funding to...**

- Improve existing neighborhood centers and non-profit facilities (remodel or expand existing centers) (1)
  - Acquire/Build a new neighborhood center and/or community facility (2)
  - Support specific neighborhood initiatives or projects (3)
  - Improve public infrastructure - streets, curbs, sewer and storm systems (4)
  - Continue to maintain current level of staffing and support for services provided by existing neighborhood centers (5)
  - Support community leaders/organizations to engage with neighbors, build community, and understand processes (6)
  - Support community gardens or other beautification projects (7)
  - Other (please specify) (95)
-

Q31 Which three (3) programs and services matter most at neighborhood and community centers?

**Please select up to 3.**

**Use the + and - buttons to change the font size in the text entry box.**

- Childcare (age 0-5) (1)
  - Afterschool and summer programming for children and youth (2)
  - Adult employment assistance and training (3)
  - Youth employment assistance and training (4)
  - Older adult (55+) programming (5)
  - Information and referral services - connecting individuals and families to needed service providers, for example for housing, crisis intervention, crisis prevention, etc. (6)
  - Extended night and weekend hours - staff available and building open on evenings and on the weekends (7)
  - Access to services available at center - food pantry, essentials pantry, computer lab, phone, etc. (8)
  - Access to spaces for community members to hold meetings or events (9)
  - Community building events and programming (10)
  - Other (please specify) (95)
- 

#### Q56 BUSINESS AND ECONOMIC DEVELOPMENT

Q33 Which of the following opportunities are most needed to support small businesses?

**Please rank the options. Use "1" for the most important priority. Drag and drop the items you want rank into the box. Only provide a ranking if you consider the category a priority. You do not need to move every item into the ranking box but you can.**

**Funding to...**

Drop and Rank Items Here

- \_\_\_\_\_ Increase access to capital/funding for small businesses and business creation (1)
- \_\_\_\_\_ Provide technical assistance - i.e., legal, financial, marketing, accounting, etc. - to small business owners (2)
- \_\_\_\_\_ Increase financial support to small business led by historically marginalized communities - persons with low-income, persons of color, women, immigrants, veterans, persons with a disability, or LGBTQIA+ (3)
- \_\_\_\_\_ Provide mentorship and peer support programming (4)
- \_\_\_\_\_ Other (please specify anything else you feel that small businesses need) (5)

**Q57 BUSINESS AND ECONOMIC DEVELOPMENT**

Q34 Please provide more details on the kind of **technical assistance** that is most needed for small businesses - i.e., legal, finance, marketing, accounting, etc.

**Use the + and - buttons to change the font size in the text entry box.**

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Q35 Rank the following to indicate your level of importance in funding the following business development activities.

***Please rank the options. Use "1" for the most important priority. Drag and drop the items you want rank into the box. Only provide a ranking if you consider the category a priority. You do not need to move every item into the ranking box but you can.***

**Funding to...**

---

- \_\_\_\_\_ Financial assistance and technical assistance around the creation of business cooperatives (2)
- \_\_\_\_\_ Finance improvements to the interior and exterior of commercial buildings (3)
- \_\_\_\_\_ Assist established business owners from historically marginalized communities in purchasing a commercial property for their business (4)
- \_\_\_\_\_ Purchase capital machinery and equipment - i.e., vehicle, production equipment, kitchen equipment, computers, etc. (6)
- \_\_\_\_\_ Other (please specify anything else you feel that small businesses need) (5)

Q36 What three (3) workforce development (job creation and employment training) for lower-income persons is most needed in your community?

***Please select up to 3.***

**Use the + and - buttons to change the font size in the text entry box.**

**Funding for programs that provide...**

- Paid job training to individuals facing barriers to employment (1)
  - Unpaid job/skills training and placement (2)
  - Job creation, training, apprenticeship opportunities for youth (3)
  - Transportation subsidies to travel to/from employment (4)
  - Access to childcare options to attend job training/education (5)
  - Mentorship, leadership, and professional development training (6)
  - Increase language learning accessibility (7)
  - Technical assistance and education to new and existing cooperative business (8)
  - Other (please specify) (95)
-



**Q59 CLOSING**

Q37 \* Is there anything else you would like us to consider in our Consolidated Plan for the next five years?

**Use the + and - buttons to change the font size in the text entry box.**

No (1)

Yes (please let us know in the space below) (2)

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Q38 If you would like to receive updates regarding the results of this survey and other opportunities for engagement in the Consolidated Plan process, enter your email address below.

***Leave this space blank if you do not want to receive updates.***

**Use the + and - buttons to change the font size in the text entry box.**

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# Consolidated Plan (2025-2029) Consultation & Engagement Meetings

## Agenda + Meeting Content: Partners, Developers, Municipalities

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We want your feedback! The Dane County CDBG/HOME team is hosting two in-person Partner Engagement Meetings for the development of the 5-year Consolidated Plan. Participants will have an active role in sharing ideas and determining Dane County's housing and community development priorities for the next 5 years (outside of City of Madison). Topics include: affordable and accessible housing, and service needs for low- to moderate-income persons (food, transportation, safety).

### Meeting Dates:

- Thursday, September 5th, 10:00am - 12:00pm, Fitchburg Public Library, 5530 Lacy Rd, Fitchburg
- Friday, September 6th, 10:00am - 12:00pm, Zoom
- Monday, September 9th, 1:00pm - 3:00pm, Colonial Club, 301 Blankenheim Ln, Sun Prairie

### Attendee Categories (grouped):

- **Yellow** Housing (Developer, Mortgage Assistance, Rehabilitation, Fair Housing, Homeless Services)
- **Blue (no sticker)** Public Facilities & Infrastructure
- **Pink** Public Services (social services, domestic violence, senior/child services, etc.)
- **Green** Community & Economic Development
- Other

### Topic Areas:

- New Housing (i.e. rental, owner-occupied, single-family, multi-family)
- Mortgage Assistance (i.e. down payment assistance)
- Rental Assistance (TBRA)
- Rehabilitation (major and minor)
- Public Facilities and Infrastructure (i.e. parks, senior centers, sewer lines)
- Public Services (food, safety, transportation, other)
- Community & Economic Development (i.e. business assistance, downtown revitalization) Can combine with Public Services, Public Facilities
- Municipalities: determine how to break out. Separate meeting.

### 1<sup>st</sup> Breakout Group, Activity 1:

- Activity 1, First Breakout Groups (2 groups, random assigned)
  - Given \$2 million each year; about \$10million over 5 years
  - What topics/areas is funding most needed for those you serve/in your field? Or, what is there not enough funding for?
  - Who would this benefit? (e.g. LMI, DV, underserved groups, elderly, etc.)
  - Based on \$2m/year, determine % for each topic area. Staff will help with the amount/percentage. Cindy will create chart for easy fill-in.

## **2<sup>nd</sup> Breakout Group, Activity 2:**

- Break out groups – Can combine these, by Attendee Category. If small numbers, then no breakouts
  - New Housing (i.e. rental, owner-occupied, single-family, multi-family)
  - Mortgage Assistance (i.e. down payment assistance)
  - Rental Assistance (TBRA)
  - Rehabilitation (major and minor)
  - Public Facilities and Infrastructure
  - Public Services (food, safety, transportation, other)
  - Community & Economic Development (i.e. business assistance, downtown revitalization) Can combine with Public Services, Public Facilities
  - Municipalities: determine how to break out. Separate meeting.
  
- Topics & Questions: Looking at the topic areas, and the amount of money/percentage per area, consider the following questions, and think about what is most important for your communities:
  - Housing/Mortgage/Rehabilitation
    - Cap per project? Minimum for project to be viable incl personnel/soft costs?
    - What are the top 3 priorities in your breakout group to support renters for the populations you serve?
    - What are the top 3 priorities in your breakout group to support homeowners for the populations you serve?
    - What are the top 3 priorities in your breakout group to support potential homeowners for the populations you serve?
    - What are the top 3 priorities for those experiencing or are at-risk of homelessness?
  
  - Public Services
    - Is \$50K max enough per project, per year, or should this change?
    - What top 3 services are most needed in low- to moderate-income communities you serve? (food, safety, transportation, housing education, etc.)
    - What services are not being addressed?
  
  - Public Facilities/Infrastructure
    - What types of infrastructure improvements are needed? Who will benefit?
    - What types of public facilities improvements are needed? (consider LMI)
    - What are some ways CDBG/HOME can support your efforts (e.g. mortgage assistance or rehabilitation programs)?
  
  - Economic Development
    - What are the top 3 priorities?
    - What 3 types of commercial rehabilitation are most needed?
    - What 3 types of microenterprise development are needed?

Additional Questions:

- How long do you see this funding for? How many years? \*\*\*
- What are the barriers you are facing to do your work? Why are you turning people away?
- What are some barriers to serving people based on *their* current needs?
- Funding:
  - Is this enough money per year?
  - What are the priorities?
  - Would you apply for this funding?
- Other questions:
  - Will you be willing to survey your clients?
  - Any events in September and October we could table at?

# CDBG/HOME Consolidated Plan - Public Services & Housing Survey

We want your feedback! The Dane County CDBG/HOME team is working on a 5-year Consolidated Plan to spend federal funding on housing access & affordability, and public services (such as food, safety, education, transportation, etc.).

The survey is completely anonymous, and we will not share individual answers. Results of all of the responses combined will be used for our report, and will help us to determine how to spend federal housing and services funding over the next 5 years.

We appreciate your time!

If you have any questions, please contact [cdbg@danecounty.gov](mailto:cdbg@danecounty.gov).

**\* Indicates required question**

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I. Where do you live? \*

*Mark only one oval.*

- City of Madison
- Dane County, but not in the City of Madison
- I do not live in Dane County or the City of Madison (you do not need to fill our this survey)

2. How many people in your household, including yourself? \*

*Mark only one oval.*

I live alone

2

3

4

5

6

7

8

More than 8

3. How many children under 18 are there living in the house? \*

*Mark only one oval.*

0

1

2

3

4

5 or more

4. How many adults, including yourself, are over the age of 55 living in your house? \*

*Mark only one oval.*

- 0
- 1
- 2
- 3
- 4 or more

5. Dane County has federal funds to be used for specific categories listed below. Please check \* your top 3 priorities for you or your community:

*Check all that apply.*

1. Housing (new housing, mortgage & rental assistance, repairs)
2. Neighborhood Centers & Public Facilities (Community Center, Food Pantry, Playground, etc.)
3. Public Services (Social Services, food, safety, transportation, child care, etc.)
4. Business and Economic Development (assistance for business owners, etc.)
5. Public Infrastructure (senior centers, roads, sewers, etc.)

6. What three (3) types of public or social services are most needed for you or your community? \*

*Check all that apply.*

1. Childcare (0-5)
2. Childcare (6-12)
3. Afterschool and summer programming for children, youth and teens
4. Adult employment assistance and training
5. Youth employment assistance and training
6. Older adult (55+) programming
7. Education services (school learning, GED, computer lab, etc.)
8. Counseling / Mental Health / Other support
9. Food Pantry / Essentials Pantry
10. Information and referral services - connecting individuals and families to needed services
11. Transportation services
12. Services for victims of crime (domestic abuse)
13. Crime Prevention services and activities
14. Workforce Development
15. Other: \_\_\_\_\_

7. What three (3) workforce development (job creation and employment training) for lower-income persons do you think/believe is most needed in your community? \*

*Check all that apply.*

1. Paid job training to individuals facing barriers to employment
2. Unpaid job/skills training
3. Job creation, training, apprenticeship opportunities for youth/young adults
4. Transportation subsidies to travel to/from employment
5. Access to childcare options to attend job training/education
6. Mentorship, leadership, and professional development training



- 7. Increase language learning accessibility
- 8. Technical assistance and education to new and existing cooperative businesses

8. What is your current living situation?

*Mark only one oval.*

- I rent an apartment
- I rent a room or portion of an apartment or house without a formal lease
- I live in student housing
- I am temporarily living with someone else but am not on the lease
- I live in supportive housing or assisted living
- I do not have a permanent place to live
- I own my own home
- Other: \_\_\_\_\_

9. Do you consider your current housing to be affordable (i.e. monthly rent or mortgage plus taxes/other expenses do not exceed 30% of your monthly income) to you?

*Mark only one oval.*

- Yes
- No

10. What are the main reasons that are causing your housing situation to be unaffordable or less affordable?

*Mark only one oval.*

- Does not apply - I consider my housing to be affordable
- I was unable to find an affordable place to live
- My rent was previously affordable, but has increased and is no longer affordable
- My income has changed and my housing costs are no longer affordable
- My property taxes have increased and are no longer affordable
- My utility costs have increased and are no longer affordable
- My condo or homeowner association fees have increased and are no longer affordable
- My home has major health or safety issues that are expensive to fix
- I no longer have dual income / I am the sole provider for my household
- My housing has remained affordable but the cost of everything else decreased my income

11. Other comments regarding housing or public services:

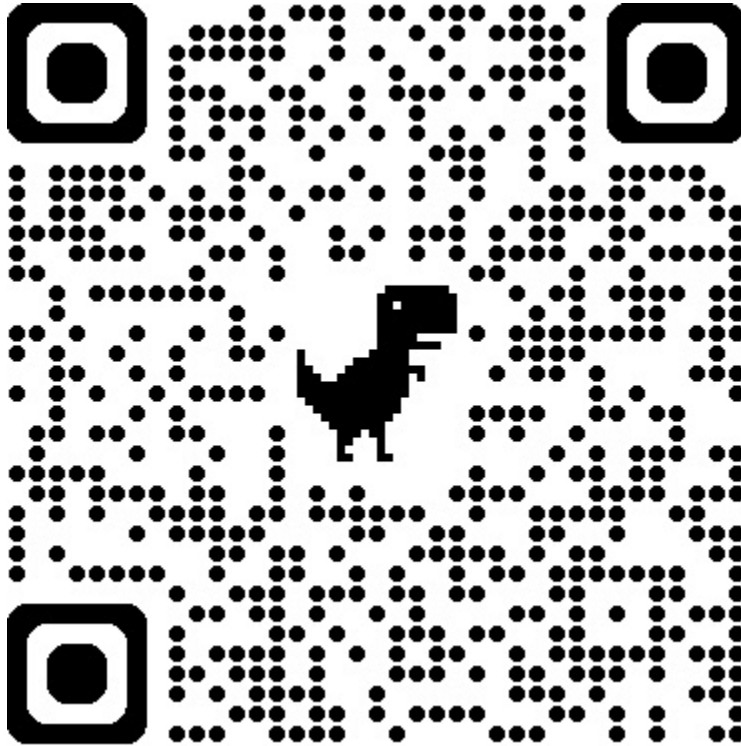
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## Dane County Urban County Consortium

(As of October 1, 2023)

There are 56 municipalities in the Dane County Urban County Consortium. These municipalities include:

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

Municipalities not participating in the Dane County Urban County Consortium in 2024:

Town of Dane  
 City of Edgerton  
 Village of Mazomanie



## Citizen Participation Plan

(Adopted by the Steering Committee to the Dane County Housing and Development Partnership – February 23, 1999;  
amended by the Dane County CDBG Commission -May 22, 2008;  
amended by the Dane County CDBG Commission – June 28, 2012;  
amended by the Dane County CDBG Commission – February 27, 2014)

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#### INTRODUCTION

- **OBJECTIVE 1:** Provide timely advance public notices about availability of required documents and public hearings.
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- **OBJECTIVE 4:** Provide opportunities for citizen participation in all stages of the process.
- **OBJECTIVE 5:** Coordinate with groups and individuals serving low-income populations.
- **OBJECTIVE 6:** Ensure that the Dane County Community Block Grant (CDBG) Commission provides oversight for the CDBG program.
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- **OBJECTIVE 8:** Establish procedures for changing the Citizen Participation Plan.

### Introduction

This Citizen Participation Plan contains Dane County's policies and procedures for public involvement in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME)., These guidelines are in conformance with Section 103(a)(3) of the Housing and Community Development Act of 1974, as well as, 24 CFR 91.105, the federal regulations governing public participation in the Consolidated Planning process. The Plan provides for and encourages public participation in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the performance report.

The Plan provides for and encourages public participation, emphasizing involvement by low and moderate-income people. Dane County encourages the participation of all its residents, including minorities, limited English speaking persons, and persons with disabilities.

The primary purpose of the programs covered by the Citizen Participation Plan is to improve communities by providing: decent housing, a suitable living environment, and expanded economic opportunities – principally for low and moderate-income people.

**Objective 1: Provide timely advance public notices about availability of required documents and public hearings.**

**Strategy**

1. There shall be advance public notices once a federally required document is available, such as the proposed Annual Action Plan or five-year Strategic Plan, herein called the "Consolidated Plan," any proposed substantial amendment to the Action Plan or Consolidated Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). All meetings and public hearings relating to the funds or planning process covered by this Citizen Participation Plan will be held in conformance with the Wisconsin Open Meeting Law, Section 19.81 et. Seq. Stats.

**Implementation**

1. Public notice will be given in the following forms:
  - a. Posted with the County Clerk and published in the *Wisconsin State Journal* as an official notice to the newspaper and as display advertisements in the non-legal section of the paper.
  - b. Notice will be given to organizations and agencies providing services and/or publishing newspapers and newsletters to lower income people and to any other news media or organization having filed a written request with Dane County for such notice.
  - c. Notices will also be posted on the Dane County web site: <http://www.countyofdane.com/> .
2. The notice will state the time, date, place, and subject matter of the meeting. An agenda of items to be considered will also be included.

**Objective 2: Provide reasonable and timely access to information and records.**

**Strategy**

1. Dane County will provide the public with reasonable and timely access to information and records relating to the data or content of the draft and final Consolidated Plan, Annual Action Plan, and CAPER. The public will be given reasonable access to records about any uses of CDBG and HOME dollars. All requests for open records will be answered in conformance with Wisconsin Public Records Law, Section 19.31-19.39.

**Implementation**

1. Standard documents to be made available include:
  - a. The proposed and final Annual Action Plans.
  - b. The proposed and final Consolidated Plan.
  - c. Proposed and final substantial amendments to either an Annual Action Plan or the Consolidated Plan.
  - d. Consolidated Annual Performance Evaluation Reports (CAPER)

2. Copies of standard documents will be provided to the public at no cost and as soon as practical without delay.
3. Standard documents will be available on the Dane County web site: <http://dane-econdev.org/>
4. Materials will be in a form accessible to persons with disabilities when requested.
5. Materials will be available in a format to assist limited English speaking persons.
6. All other documents related to the Consolidated Plan process and the use of program funds will be available to the public at the Dane County Office of Economic & Workforce Development.

### **Objective 3: Hold public meetings and public hearings to obtain and respond to citizen views.**

#### **Strategies**

1. Public hearings will be used as an official forum for obtaining the public's views and will address housing and community development needs, development of proposed activities, review of program performance and other items required by 24 CFR 91.105. The hearings will be held as required by the regulations. Any pertinent documents will be available from the Dane County Office of Economic & Workforce Development as well as, on the Dane County web site <http://dane-econdev.org/> at the time of the first published notice.
2. Public information meetings may be held at various locations in Dane County during the development of the Consolidated Plan and Annual Action Plan. The purpose of the meetings will be to inform community residents – especially low and moderate-income residents – of the stages of the planning process and to solicit ideas, input, and feedback.

Meetings and hearings will be noticed and conducted in conformance with the Wisconsin Open Meeting Law, Section 19.81 et. Seq. Stats.

#### **Implementation**

1. Public hearings and public information meetings will be held at locations accessible to and times convenient for low and moderate-income residents.
2. Notice of public hearings and public information meetings will be given in accordance with implementation guidelines under Objective 1. For public hearings, the display advertisement in the non-legal section of the *Wisconsin State Journal* shall be published at least 14 days prior to the public hearing.
3. A reasonable attempt will be made to notify organizations representing low and moderate-income people and request that they provide their members and constituents with meeting notices and information.
4. Special arrangements to accommodate persons with disabilities and people who are limited English speaking will be made upon request. All public hearings will be held at locations accessible to people with disabilities.



## **Objective 4: Provide opportunities for citizen participation in all stages of the process.**

### **Strategies**

1. Incorporate citizen participation and input into the following stages of the process:
  - a. Identification of housing and economic/community development needs.
  - b. Preparation of the Consolidated Plan and use of funds for the upcoming year.
  - c. In the review of program performance and the development of the Consolidated Annual Performance Evaluation Reports (CAPER).
  - d. Formal approval by the County Executive and Dane County Board of Supervisors of the final Consolidated Plan and Annual Action Plan. .
  - e. If it becomes necessary to change the use of the money already budgeted in an Annual Action Plan or change the priorities in the Consolidated Plan, a formal Substantial Amendment will be proposed, considered, and acted upon by the CDBG Commission and the County Board of Supervisors.

### **Implementation**

1. Identifying Community Challenges, Needs, and Strategic Objectives
  - a. Community challenges, needs, and strategic objectives will be developed in consultation with citizens and organizations representing citizens (especially low and moderate-income people) through local meetings, opportunity for written comment, and posting on the County web site. Input will also be solicited from participating municipalities.
  - b. Public hearings focusing on needs will occur annually before the draft Annual Action Plan is published for comment, so that the needs identified can be considered by the County and addressed in the draft Annual Action Plan.
2. The Consolidated Plan and Annual Action Plan
  - a. Annually, Dane County will provide the public with an estimate of the amount of CDBG funds it expects to receive in the upcoming year, along with a description of the types of activities that can be funded with these resources based on the objectives outlined in the Consolidated Plan. A standard application will be used to solicit applications for these resources.
  - b. Dane County will work to minimize the extent to which low and moderate-income people will be displaced from their homes as a result of the use of these federal dollars. If displacement occurs when utilizing funds governed by this Plan, the County will comply with the federal regulations of the Uniform Relocation Act and Section 104 (d) regarding displacement and relocation.
  - c. All potential applicants for funding are encouraged to contact County staff for technical assistance before completing an application.

- d. County staff will assist any organizations and individuals representative of low and moderate-income people who are interested in submitting a proposal to obtain funding for an eligible activity.
- e. Dane County will notify the public when the proposed Consolidated Plan and Annual Action Plan are available and copies will be made available to the public as soon as practicable. In addition, copies will be available at the locations specified above in Objective 2.
- f. Efforts will be made to provide complete copies of the proposed Consolidated Plan and Annual Action Plan to low and moderate-income persons.
- g. A public hearing on the proposed Annual Action Plan will be conducted and careful consideration will be given to all comments and views expressed by the public, whether given as oral testimony at the public hearing or submitted in writing during the review and comment period. The final Annual Action Plan will have a section that presents all comments and explains why any comments were not accepted.
- h. Copies of the final Annual Action Plan and a summary of it will be made available to the public.

### 3. Amendments to the Consolidated Plan and Annual Action Plan

- a. The Consolidated Plan and Annual Action Plan will be amended any time there is: a change in one of the priorities presented on the HUD-required Priority Table; a change in the use of money to an activity not mentioned in the final Annual Action Plan; or a substantial change in the purpose, location, scope, or beneficiaries of an activity. The public will be notified whenever there is an amendment.
- b. The following will be considered “substantial” amendments:
  - i. A change in the amount of program money from one activity to another such that the funding level of either activity would change by more than 10 percent.
  - ii. The elimination of an activity originally described in the Annual Action Plan.
  - iii. The addition of an activity not originally described in the Annual Action Plan.
  - iv. A change in the purpose of an activity, such as a change in the type of activity or its ultimate objective, for example, a change in a construction project from housing to commercial.
  - v. A meaningful change in the location of an activity.
  - vi. A 50 percent or greater change in the type of characteristics of people benefiting from an activity, including:
    - (1) The HUD-recognized income levels.
    - (2) Race or ethnicity
    - (3) Renter or homeowner
  - vii. A 20 percent decrease in the number of low or moderate-income people benefiting from an activity.
  - viii. A change in the scope of an activity such that there is a 20 percent increase or decrease in the amount of money allocated to an activity.

- c. There will be reasonable notice of a proposed substantial amendment so that residents will have an opportunity to review and comment on it. Notice will be made according to the procedures described earlier with the addition of the following procedures specifically for substantial amendments:
  - i. A detailed written description of the proposed substantial amendment will be made available to the public.
  - ii. The public has 30 days to review the proposed substantial amendment.
  - iii. In preparing a final substantial amendment, careful consideration will be given to all comments and views expressed by the public, whether given as oral testimony at the public hearing or submitted in writing during the review and comment period. The final substantial amendment will have a section that presents comments and explains why any comments were not accepted.

**Objective 5: Coordinate with groups and individuals serving low-income populations to obtain input on the Consolidated Planning process.**

**Strategy and Implementation**

Dane County will seek input on priorities, goals, and objectives from a variety of organizations, committees, and commissions, including, but not limited to: Joining Forces for Families (JFF), Dane County Housing Authority, area nonprofit agencies, and federal and state housing and community development agencies.

The County will make a special effort to include input from limited English speaking populations and from persons with disabilities.

**Objective 6: Ensure that the Dane County Community Development Block Grant (CDBG) Commission provides oversight for the CDBG program.**

**Implementation**

1. The CDBG Commission is a 13-member body appointed by the County Executive to two year terms. Membership of the Commission will consist of:
  - a. 2 Dane County Board Supervisors representing districts wholly outside the City of Madison;
  - b. 9 members representing Dane County Consortium participating communities; and
  - c. 2 at-large citizen members.
2. The responsibilities of the Commission are to:
  - a. Advise on and approve the Citizen Participation Plan;
  - b. Provide input on the Consolidated Plan, Annual Action Plan, and CAPER, and any proposed amendments;

- c. Advise the County Executive and Dane County Board of Supervisors on the types of programs and projects to be funded consistent with the goals, objectives, and priorities set forth in the Consolidated Plan;
  - d. Oversee the process in which contracts for CDBG and HOME services are awarded on a competitive basis;
  - e. Evaluate performance of contractors performing funded activities;
  - f. Oversee cooperation agreements between Dane County and participating local jurisdictions;
  - g. Provide input and evaluation on the implementation of the CDBG and HOME programs; and
  - h. Evaluate housing and community development policy related to CDBG and HOME.
3. The Commission will meet on a regular basis. The time and place of meetings can be obtained by contacting the Dane County Office of Economic & Workforce Development or at: <https://www.countyofdane.com/committees/agendas.aspx>
  4. Support of the Commission will be provided by staff of the Dane County Office of Economic & Workforce Development.

### **Objective 7: Establish complaint procedures.**

#### **Strategy and Implementation**

Written complaints from the public related to the Consolidated Plan and its associated funding sources should be sent to the Dane County Office of Economic & Workforce Development and will receive a substantive, written reply from the Office within 15 working days where practical.

### **Objective 8: Establish procedures for changing the Citizen Participation Plan**

#### **Strategy and Implementation**

This Citizen Participation Plan can be changed only after the public has been notified of an intent to modify it, and only after the public has had 30 days to review and comment on proposed substantive changes to it.