

A collage of five diamond-shaped images is arranged diagonally across the page. The images show: 1) A group of people, including children, gathered around a table with colorful balloons. 2) A row of modern, single-story houses under construction, with some showing exterior siding and others still in the framing stage. 3) A smiling woman in a black graduation cap and gown, being embraced by another person. 4) A modern kitchen interior with white cabinets, a stainless steel sink, and a window looking out onto greenery. 5) A red semi-truck parked outdoors under a blue sky with white clouds.

# DANE COUNTY CDBG/HOME ANNUAL ACTION PLAN 2026

**Year 2 of the Community Development Block Grant (CDBG) &  
Home Investment Partnerships (HOME)  
2025-2029 Consolidated Plan**

*Planned investments in community and neighborhood  
development projects, and related activities, to advance  
the goals of Dane County's 2025–2029 Consolidated Plan.*

# Acknowledgements

## **County Executive**

Melissa Agard

## **Dane County Human Services**

John Schlueter, Director

## **CDBG Commission Members**

Taylor Brown, Chair

Jeremiah DeGollon, Vice Chair

Chrisbelly Antimo

Donald Dantzler

Anthony Dare

Supervisor Michael Engelberger

Loreen Gage

Supervisor Jeff Glazer

Ted Gunderson

Ron Johnson

Kathy Kamp

Tim Kreft

Martin Lackey

## **Staff**

Casey Becker, Division Administrator

Joanna Cervantes, HAA Human Services Manager

Cindy Grady, CDBG/RLF Administrator

Michelle Bozeman-Brown, Economic Development Program Specialist

Baltazar De Anda Santana, CDBG/HOME Program Specialist

Caleb Odorfer, CDBG/HOME Program Specialist

Barett Decker, CDBG & Housing Clerk

Pedro Ruiz, CDBG Program Specialist

Dane County Housing Access and Affordability Division

1819 Aberg Ave., Madison, WI 53704

[cdbg@danecounty.gov](mailto:cdbg@danecounty.gov) | [www.cdbg.danecounty.gov](http://www.cdbg.danecounty.gov)

---

# 2026 Annual Action Plan

---

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

### 1. Introduction

Dane County presents the 2026 Annual Action Plan for the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds expected to be received from the U.S. Department of Housing and Urban Development (HUD) for the period of January 1, 2026 through December 31, 2026.

This Annual Action Plan is the second year of the 2025-2029 Consolidated Plan, which provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, for the 2026 Program Year.

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 \$1.6 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. Projects will also meet one of the four National Objectives, set by HUD.

The 2026 Annual Action Plan includes activities that increase access to affordable housing, provide a suitable living environment, provide public services, improve public facilities and infrastructure, and expand economic opportunities. At least 70% of CDBG funds will be spend on activities that benefit low-to moderate-income persons.

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

Dane County expects to receive approximately \$1.6 million annually from HUD through the CDBG and HOME programs during the course of the 2025-2029 Consolidated Plan. 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 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 for the 2026 Program Year. This summary is also discussed in more detail later in this Annual Action Plan.

### Goals Summary Information

Goal Name	Needs Addressed	Funding	Goal Outcome Indicator
Increase access to affordable quality housing	Housing Availability/Affordability	CDBG: \$458,375.25 HOME: \$480,000.00	Homeowner Housing Added: 0 Unit Homeowner Housing Rehabilitated: 26 Units Mortgage Assistance: 9 Households TBRA/Rapid Rehousing: 26 Households
Expand economic opportunities for LMI persons	Economic Opportunity	CDBG: \$277,500.00	Jobs created/retained: 18 Jobs Businesses assisted: 62 Businesses
Assure access to public services for LMI persons	Public Services Accessibility	CDBG: \$196,250.00	Public Service Activities: 215 Individuals
Improve public facilities/develop infrastructure	Public Facilities & Improvements	CDBG: \$89,500.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
Strong Program Planning and Administration	Planning and Administration	CDBG: \$232,433.40 HOME: \$58,967.76	Program planning and administration of CDBG and HOME grants.
Urgent Need Response to Natural Disasters	Urgent Need	CDBG: \$58,105.35	Reserved for Urgent Need or Disaster funding - TBD
CHDO	CHDO	HOME: \$88,451.64	Community Housing Development Organization - TBD

### **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: <https://cdbg.danecounty.gov/reports>. Dane County also hosts public hearings for the CAPER and the Annual Action Plan, to hear comments and feedback on past performance, as well as allow for citizen input for future projects.

### **4. Summary of Citizen Participation Process and consultation process**

See Executive Summary section of Dane County's 2025-2029 Consolidated Plan for a full summary of the citizen participation and consultation process in the development of the full five-year Consolidated Plan, which provides detailed information on how funding is allocated for the 2026 Annual Action Plan.

In advance of the 2026 Annual Action Plan, the County held a public hearing on March 18, 2025 to provide information to citizens about the CDBG and HOME programs; review activities performed in the 2024 CAPER and examine projects identified in the Consolidated Plan; and solicit input on needs and priorities for the 2026 Program Year. A list of potential projects was shared, discussed, and action was then taken on identifying the requests for proposals (RFPs) that would be issued for potential funding in 2026. The CDBG Commission approved the 2026 RFP and funding categories at their publicly noticed meeting on March 18, 2025.

A second public hearing was held at the November 18, 2025 CDBG Commission meeting to review activities identified for funding and the action plan for the 2026 program year. This was the second opportunity for citizen participation; and members of the public attended the meeting and submitted comments. The Commission approved the final funding recommendations on 2026 CDBG/HOME project proposals.

A Notice of Document Availability and Public Hearing was published in a non-legal section of the WI State Journal prior to each public hearing. These notices and draft documents were also posted electronically on the Dane County CDBG website ([cdbg.countyofdane.com](http://cdbg.countyofdane.com)), and hard copies made available at the Housing Access and Affordability Division Office located at 1819 Aberg Ave, Madison, WI 53703.

Notices of the public hearings and information on the development of the Plan were sent to the 59 participating municipalities; past and presently funded sub-recipient agencies; local Chambers of Commerce; and to a database of local housing and community development organizations.

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

There were several registrants for the two CDBG Commission Application Review Team (ART) meetings, as well as the October CDBG Commission meeting, but there were no public comments pertaining to the preliminary funding recommendations. At the November 18<sup>th</sup> public hearing, there were two written comments expressing support for a public services activity. Meeting minutes and public comments are attached to this Annual Action Plan.

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

All comments were accepted.

## **7. Summary**

Dane County's 2026 Annual Action 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 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 year by providing decent housing, suitable living environments, and expanding economic opportunities.

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

**Table 1 – Responsible Agencies**

### Consolidated Plan Public Contact Information

Cindy Grady, CDBG Administrator

grady.cindy@danecounty.gov

## **AP-10 Consultation** - 24 CFR 91.100, 91.200(b), 91.215(l)

### **1. Introduction**

Consultation in the development of the Annual Action Plan was partly done during the development of the 2025-2029 Consolidated Plan; and was achieved through a variety of strategies including public hearings and meetings held throughout the County, surveys, meetings with community members and municipalities, and direct correspondence. All efforts were made to contact appropriate parties and obtain thorough input. These consultations, in conjunction with citizen participation opportunities, provided the direction and scope for this Annual Action Plan. Each year, in preparation for the Annual Action Plan, Dane County holds monthly public CDBG Commission meetings and at least two public hearings, in which the community can attend and provide comments on the CDBG/HOME activities.

#### **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))**

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 2026, 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 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.

Lastly, Dane County's CDBG/HOME team regularly collaborates with non-profit organizations and housing providers to enhance services, activities and long-term planning, along with streamlining funding sources.

**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.

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

N/A

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

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

1	<b>Agency/Group/Organization</b>	Madison/Dane County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Dane County CDBG/HOME team regularly meets and consults with the CoC, and other groups to share information and collaborate on project. Outcomes include data sharing, referrals, and funding consultation.
2	<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 Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Dane County CDBG/HOME staff have regular communication with Habitat for Humanity, as it relates to new housing, housing assistance, and other resources.

3	<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>Briefly describe how the Agency/Group/Organization was consulted. 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.
4	<b>Agency/Group/Organization</b>	OPERATION FRESH START
	<b>Agency/Group/Organization Type</b>	Housing 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 Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. 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.

5	<b>Agency/Group/Organization</b>	Urban Triage
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Urban Triage has been a grant recipient and partner of Dane County. Their feedback and consultation is ongoing.
6	<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 Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is continually consulted with for local housing needs and support, and a partner in implementing funding for those experiencing homelessness.
7	<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 Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Dane County CDBG/HOME staff regularly consult and meet with various municipalities of the Dan County Urban County Consortium regarding housing, economic development, and other public services. All municipalities of the UCC were invited to participate in the Consolidated Plan community survey, engagement meetings and public hearings. They are also included in outreach for feedback on the Annual Action Plan
7	<b>Agency/Group/Organization</b>	Non-Profit Organizations and other Service Providers
	<b>Agency/Group/Organization Type</b>	Other non-profit
	<b>What section of the Plan was addressed by Consultation?</b>	Services - Housing Services-Children Services-Education Services-Employment Service-Fair Housing Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG/HOME and Division staff have strong relationships with various non-profit organizations and other service providers throughout Dane County. Staff regularly consult and meet with agencies to share resources, information and data as it relates to our Annual Action Plan and funding priorities. All agencies in our network are invited to provide feedback in our Consolidated Plan and Annual Action Plans.

**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 Dane Forward: a Five-Year Plan to Prevent and End Homelessness. 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 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 2022-2024	Dane County Department of Human Services - Area on Aging	The mission of the AAA of Dane County is to advocate for older adults and to enable them to maintain their full potential and enhance their quality of life; to affirm the dignity and value of older adults by supporting their choices for living in and giving to our community; and to create and promote opportunities for communication among the entire community.
Regional Housing Study Strategic Action Plan 2024-2028	Dane County	The 5-year strategic plan incorporated community and government input and feedback and aligns with the work of the CDBG/HOME team, which will be part of the goals and action items and activities.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

Dane County works with a variety of service organizations and local/state units of government to address a variety of components that increase affordable housing. In addition, Dane County is an Urban County Consortium, comprised of all 59 municipalities (except the City of Madison). In 2026 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.

Other collaborations and connections allow the CDBG/HOME team to maximize efforts to increase access to housing and improve economic stability, and share information on various planning efforts.

## **AP-12 Participation** - 24 CFR 91.105, 91.200(c)

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

Development of the 2026 Annual Action Plan included outreach to municipalities in the Dane County Urban County Consortium, local nonprofits, stakeholder organizations, neighborhood groups and residents, community funders, housing providers, community leaders and residents who access public services. The entire process from RFP category selection, applicant interviews, preliminary funding allocations, and final funding allocations, is held in a public setting where members of the public can attend and make a public comment. All meetings are recorded and available for public viewing.

The public comment period for the 2026 AAP began on March 18, 2025, when the CDBG Commission held a public hearing which included expected 2026 HUD funding, Consolidated Plan goal-setting, CAPER review, and approval of the 2026 funding categories. Citizen Participation continued at two subsequent Application Review Team meetings, and at the CDBG Commission meeting to hear preliminary funding recommendations, where public input was solicited for the 2026 Annual Action Plan. Goal setting was done by examining the 5-year objectives and projects of the 2025-2029 Consolidated Plan. Another public hearing for the 2026 Annual Action Plan and funded activities was held on November 18, 2026 at the CDBG Commission Meeting. A notice of public hearing and document availability was posted at the City-County building and electronically on the Dane County website, and published in a non-legal section of the Wisconsin State Journal. At the public hearing, the CDBG Commission accepted and approved the funding recommendations for the 2026 Annual Action Plan.

<b>Citizen Participation Outreach</b>						
<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response / attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
1	Public Hearings	All of Dane County: residents, stakeholders, service providers, municipalities. Non-targeted / Broad community	There were two public hearings for the 2026 Annual Action Plan. Although outreach was done through emails, the Dane County website, and the Wisconsin State Journal, there were no registrants for the Public Hearing, and no members from the public in attendance at the first Public Hearing on March 18, 2025. The same outreach was done for the second public hearing on November 18, 2025. There were two written comments and several members from the public provided verbal comments and feedback on the funding activities for 2026.	Two written comments were received for the public hearing on November 18, 2025, supporting public services activities.	All comments from the public were accepted.	Dane County Legistar
2	Public Meetings	Non-targeted/broad community  Participating municipalities	Dane County held two RFP Workshops in April 2025 for anyone interested in learning more and applying for CDBG and HOME funds. An overview on the application process was provided, as well as the 2026 funding priorities for the Annual Action Plan. One workshop was held virtually by zoom. In addition, the CDBG Commission's Application Review Team held 3 public meetings as they discussed funding recommendations. Several members of the public attended in person. Lastly, the CDBG Commission held a public meeting in October 2025, prior to the public hearing.	Several members of the public provided verbal comments on the funding recommendations, supporting public services. One member of the public spoke about needing to fund Major Home Rehabilitation	None	N/A
3	Newspaper Ad	Non-targeted / broad community	Newspapers ads were published 30 days prior to each public hearing. These were published in the Wisconsin State Journal, and advised the public on the meeting times, locations, and how to access hard copies of the 2026 funding priorities and recommendations.	None	None	N/A
4	Internet Outreach	Non-targeted / broad community	The 2026 Annual Action Plan priorities and public hearings were listed on the Dane County Human Services website, and emails went out to the public.	None	None	N/A

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

Dane County presents the 2026 Annual Action Plan for the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds expected to be received from the U.S. Department of Housing and Urban Development (HUD) for the period of January 1, 2026 through December 31, 2026.

This Annual Action Plan is the second year of the 2025-2029 Consolidated Plan, which provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, for the 2026 Program Year.

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 2				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	\$1,162,167	\$150,000		\$1,312,167	\$3,193,441.00	Expected amount available remainder of Con Plan is based off of 2025 CDBG allocation. Estimated five-year annual CDBG allocation: \$5,444,510
HOME	public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$589,667.59	\$37,741.81		\$627,409.40	\$1,617,968.01	Estimated five-year annual HOME allocation: \$2,759,544.50

**Table 4 - Expected Resources – Priority Table**

*\*Expected amounts available for the remainder of the Con Plan are estimated based on the 2025 federal CDBG and HOME allocations.*

**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**

N/A

**Discussion**

Expected resources for 2026 include CDBG, HOME, HOME-ARP, and CDBG PRO Housing grant funds.

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.

## 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: \$458,375.25 HOME: \$480,000.00	Homeowner Housing Added: 0 Unit Homeowner Housing Rehabilitated: 26 Units Mortgage Assistance: 9 Households TBRA/Rapid Rehousing: 26 Households
2	Expand economic opportunities for LMI persons	2025	2029	Non-Housing Community Development	Dane County Urban County Consortium	Economic Opportunity	CDBG: \$277,500.00	Jobs created/retained: 18 Jobs Businesses assisted: 62 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: \$196,250.00	Public Service Activities: 215 Individuals
4	Improve public facilities/develop infrastructure	2025	2029	Non-Housing Community Development	Dane County Urban County Consortium	Public Facilities & Improvements	CDBG: \$89,500.00	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: \$232,433.40 HOME: \$58,967.76	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: \$58,105.35	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: \$88,451.64	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 reduction assistance), homebuilding, and tenant-based rental assistance. Program costs include Environmental Reviews and housing inspections. New construction of at least one unit may occur during the 5-year period of the Consolidated Plan.
2	<b>Goal Name</b>	<b>Expand economic opportunities for LMI persons</b>
	<b>Goal Description</b>	Economic Development grants are awarded to organizations that support businesses and business development. Activities for 2026 will include financially supporting micro-enterprise businesses, providing technical assistance for business creation and development, and creating/retaining jobs.
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). Public services activities in 2026 will include transportation services, crime prevention and victim services, workforce development, eviction defense, GED education and preparation, and other social services.
4	<b>Goal Name</b>	<b>Improve public facilities/develop infrastructure</b>
	<b>Goal Description</b>	Funds will be used to improve and enhance public facilities in Dane County that provide services to, and activities for, low- to moderate-income community members. Future activities may include infrastructure improvements by municipalities, and/or building/improving public facilities such as playgrounds, community/senior centers, food pantries, etc.

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, subrecipient monitoring, program planning and submission of applications for federal assistance.
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, through our Homebuilding project area.

## 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 in the 2026 Annual Action Plan 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	New Housing Development
4	Tenant-Based Rental Assistance
5	Economic Development
6	Public Services
7	Public Facilities & Infrastructure
8	Planning & Administration
9	Urgent Need / Disaster Response
10	CHDO

**Table 5 - 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 \$3 million in requests for funding for 2026 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 2026.

All funding is contingent upon Federal action on these programs. The CDBG Commission has made the contingency 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 and/or HOME funds, Major Home Rehabilitation would be supported, followed by public facilities improvements and economic development assistance. If public services funds increased, then additional applicants would be funded at their minimum requested amount.
- In the event of a decrease in CDBG and/or HOME 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: \$214,500.00 HOME: \$51,000.00
	<b>Description</b>	Provide funding for major home rehabilitation and minor home repairs for low- to moderate-income persons.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Minor Home Repair; 6 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: \$235,875.25 HOME: \$251,000.00
	<b>Description</b>	Promote homeownership for low-and-moderate income households through the provision of loans for down payment and closing cost assistance.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9 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>	CDBG: \$8,000.00 HOME: \$38,000.00
	<b>Description</b>	Promote the development of owner-occupied affordable single-family housing units and develop affordable rental housing units. Funds for 2026 will include housing inspection and Environmental Assessments costs.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0 Household will be assisted with 2026 funding. However, funding will be used to support program activity costs such as environmental reviews and housing inspections.
	<b>Location Description</b>	Dane County Urban County Consortium communities
	<b>Planned Activities</b>	New Housing Development and Homebuilding – Inspections and Environmental Reviews costs.

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: \$140,000.00
	<b>Description</b>	Assists with Rapid Rehousing, Resources, Program Rental Assistance
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	26 Households assisted
	<b>Location Description</b>	Urban County Consortium participating communities.
<b>Planned Activities</b>	Tenant-Based Rental Assistance	
5	<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: \$277,500.00
	<b>Description</b>	Provide loans for micro-enterprise businesses to start-up or grow; provide technical assistance for persons wanting to start a business; expand job training opportunities.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	62 Businesses assisted. 18 Jobs created/retained.
	<b>Location Description</b>	Urban County Consortium participating communities.
<b>Planned Activities</b>	18C: Micro-enterprise business assistance.	
6	<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: \$196,250.00
	<b>Description</b>	Provide needed public services to persons with low-and-moderate incomes, particularly those with special needs; and provide job training, GED education, transportation, and crime victim services.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	215 Individuals assisted
	<b>Location Description</b>	Urban County Consortium communities
<b>Planned Activities</b>	Public Services: 05A, 05E, 05H, 05G, 05Z	
7	<b>Project Name</b>	<b>Public Facilities &amp; Infrastructure</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>	CDBG: \$89,500.00
	<b>Description</b>	Improve public facilities/develop infrastructure to benefit LMI persons and communities.
	<b>Target Date</b>	12/31/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 persons served	

	<b>Location Description</b>	Dane County Urban County Consortium.
	<b>Planned Activities</b>	Public Facility or Improvements (03)
<b>8</b>	<b>Project Name</b>	<b>Planning &amp; Administration</b>
	<b>Target Area</b>	Dane County Urban County Consortium
	<b>Goals Supported</b>	Strong Program Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$232,433.40 HOME: \$58,967.76
	<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>	12/31/2026
	<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: \$58,105.35 HOME: \$88,451.64
	<b>Description</b>	Set aside funds to a TBD sub-recipient agency in the event of a natural disaster or emergency situation, and CHDO (Community Housing Development Organization) for Homebuilding activities.
	<b>Target Date</b>	12/31/2026
	<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 2025, includes all 59 municipalities within the County, with the exception of the City of Madison. This is the first time that all municipalities are represented in the Consortium. 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 59 participating municipalities, see Appendix 1.

There is no geographic preference for the allocation of 2026 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Dane County Urban County Consortium	<b>100</b>

**Table 6 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

As an urban county consortium, Dane County works on behalf of the 59 municipalities participating in the consortium agreement.

### **Discussion**

For a list of the 59 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. 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	61
Special-Needs	0
Total	61

**Table 7 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	26
The Production of New Units	0
Rehab of Existing Units	26
Acquisition of Existing Units	9
Total	61

**Table 8 - One Year Goals for Affordable Housing by Support Type**

### Discussion

Affordable housing continues to be a priority for Dane County. In 2026, Dane County anticipates using CDBG and HOME funds to increase access 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, 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**

Preventing homelessness has become an increasingly difficult issue in Dane County due to increasing barriers related to unemployment, low-paying jobs, limited subsidized housing units, low vacancy rate, and increasing housing costs in the market. The Dane County Continuum of Care (CoC) also known as the Homeless Services Consortium (HSC) serves as the local decision-making body for federally funded homeless assistance programs. The HSC manages Dane County's Point-in-Time Count of Homelessness (PIT), which provides a snapshot of people who are experiencing literal homelessness (living on the streets or in shelter) on a given night in the community, which is conducted in January each year. In January 2025, there were 94 unsheltered individuals, 696 in emergency shelter or transitional housing for a total of 790 served on any given night.

All the data is reported to HUD through numerous ways. The result provides demographic data and information on households move through the homeless system of care. These reports, as well as, information on partner agencies and services available to help address the needs of individuals experiencing homelessness, are available on the HSC website at <https://www.danecountyhomeless.org/>.

### **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**

[Coordinated Entry](#) is a process developed by the local homeless system of care to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred and connected to housing and assistance based on their strengths and needs. Individuals who are assessed for coordinated entry must be sleeping using emergency overnight shelter or living outside (i.e., streets or in a vehicle). Shelters keep track of who utilizes shelter over night, and street outreach programs act as mobile hubs increasing coordination, collaboration and meeting regularly. The local CoC recently received funding to fund Street Outreach Services (SOS) to coordinate outreach services. SOS is the centralized place for individuals to contact which offers support to those living in vehicles, tents, and on the streets throughout Dane County. The newly revised coordinated entry system continues to be evaluated regularly and work on plans to transition from the VI-SPDAT to a new assessment.

It is important to note that there is some missing information that is not captured in these reports. For instance, there are a few agencies in the community that do not use HMIS, including: Domestic Abuse Intervention Services, HUD Section 8 vouchers targeted to people experiencing homelessness, and faith communities or grassroots organizations. 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 does not provide analysis or explanation for the conditions of Dane County's homeless population, or the factors

contributing to their situations including those who may have not been served in emergency shelter, transitional housing or some type of permanent supportive housing in Dane County.

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

The Dane County Urban County Consortium does not receive funding through the Emergency Shelter Grants (ESG) program. However, the local community does receive 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.

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

- **Emergency Shelter Programs (ESP)**  
Community Action Coalition for South Central WI (CACSCW) – Dane Supportive Services for Veteran Families (SSVF) Hotel Vouchers; Domestic Abuse Intervention Services (DAIS) – Shelter and Motel Vouchers; Porchlight - Men’s Drop-In Shelter and Safe Haven; Catalyst for Change – Emergency Weather Motel Vouchers; Equitable Social Solutions – Emergency Weather Motel Vouchers and Family Overflow: The Salvation Army - Single Women shelter, Family Shelter & Warming shelter, and Hotel vouchers; Briarpatch Youth Services – RHY Youth Shelter; The Road Home/Just Dane – Healing House, and YWCA - Family Shelter.
- **Transitional Housing Program (THP)**  
YWCA (DAIS and UNIDOS partnership) – Empower Home; Porchlight – Veterans THP (Spring Street), Safe Haven SRO; ; Tellurian - Community Based Residential Facility (CBRF)
- **Rapid Re-Housing (RRH)**  
Briarpatch Youth Services – Youth Housing Demonstration Project (YHDP) RRH; Outreach LGBTQ Community Center – YHDF RRH; Community Action Coalition for South Central WI (CACSCW) – CoC RRH & Supportive Services for Veteran Families (SSVF); Focus Counseling - RRH & TBRA; The Road Home – Building Futures and The Heart Room; The Salvation Army – RISE, DAWNS, TBRA, and Hearts of Hope (DV); United Way Partnership (Predolin)– YWCA Family Housing Stability Program; Urban Triage – County RRH, Unsheltered RRH, and Youth Domestic Violence (DV) RRH; WayForward – TBRA .
- **Permanent Supportive Housing (PSH)**  
Dane County Department of Human Services (DCDHS) - Rental Assistance and Supportive Services; Housing Initiatives - Permanent Housing for Chronically Homeless; Porchlight HOSTS; Tellurian – Willy Street SRO, Enso Apartments, PHP (Permanent Housing Program) Consolidation; The Road Home - Foundations and Housing & Hope; Vivent – HaRTSS PSH, SCHIP PSH TBRA, and State HOPWA PSH.
- **Other Permanent Housing (OPH)**  
Housing Initiatives scattered sites (Britta, Calypso, Dayton, Las Casitas, Stonebridge); Porchlight Blair Street, Truax and scattered sites;; The Road Home - DCHA Ace Apartments, The Breese Apartments, Tailor Place Apartments, Fair Oaks Apartments, and Mainstream Voucher Program (MVP) Section 8 subsidy vouchers; Community Development Authority (CDA) – Emergency

Housing Voucher (EHV); and Dane County Housing Authority (DCHA) – EHV; YWCA – Single Room Occupancy (SRO) for Single Women and 3rd Street.

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

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

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

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

of Madison, and 120 (24%) of the units will be located outside the City of Madison in the urban county consortium.

**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 2025, Dane County used CDBG/HOME funds to help rehabilitate 15 existing owner-occupied housing units as a means to maintain affordable housing; promote homeownership for 10 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 2026.

Dane County anticipates using \$458,375 in CDBG funds and \$480,000 in HOME funds in 2026 to increase the supply and availability of affordable housing units for low- and moderate-income families, the elderly, and persons with disabilities; as well as support environmental reviews and housing inspections. 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 2026 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 continues to work closely to align with the plan's goals and outcomes. Some of the underserved needs included a shortage of housing units, including rentals, and an increase in housing/rental costs.

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

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

### **Actions planned to foster and maintain affordable housing**

Affordable housing continues to be a priority for Dane County. In 2026, 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, 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 2025, includes 59 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 2026, 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. This includes continuing meaningful discussions with social service providers.

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	\$58,105.35
---	-------------

**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 2026 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