

Abstract geometric lines in the top left corner of the page, consisting of several overlapping, irregular polygons and lines in black, creating a complex, layered pattern.

Update from
Dane County Housing Authority –
August 28, 2025

AGENDA

- Formation and History
- Staffing and Operation
- Financial Overview
- Overview of DCHA Programs
 - Housing Choice Vouchers
 - Family Self Sufficiency
 - Real Estate Owned/Operated
 - Collaboration with Dane County

DCHA History

- Created by the Dane County Board in 1972
- Quasi-governmental agency
- Operationally we are much more similar to a small nonprofit organization than a larger unit of government
- All corporate functions such as finance, human resources, information technology, marketing, legal, etc. must be performed in house or contracted for from a third-party vendor.
- Heavy regulated as most funding comes from Federal Government

DCHA Current Staffing

- Executive Director
- Finance Director
- Administrative Assistant
- HCV Program Employees
 - Section 8 Coordinator
 - Eligibility/Housing Specialist
 - Two Housing Specialists
 - Housing Inspector
 - Family Self Sufficiency Coordinator (Also supports Madison CDA HCV)
- Property Management of Real Estate Portfolio Done by Third Party

Summary of DCHA Funding – 2024

(Total revenue includes \$2.5M in rental income from real estate including Rental Assistance from Rural Development)

Type of Funding	Amount Received	% of Total
HUD Funding – All Vouchers	\$14,339,020	74.40%
HUD Funding – Project Based Section 8	\$77,191	0.40%
HUD Funding – Public Housing - Capital	\$217,513	1.13%
HUD Funding – Public Housing -Operating	\$528,951	2.74%
HUD Funding – Family Self Sufficiency	\$81,089	0.42%
Total HUD Funding	\$15,243,764	79.07%
Total Revenue	\$19,277,909	

Housing Choice Vouchers Utilized July 2025

(Does not include 103 port-in vouchers that we are also administering - \$101,676)

Type of Voucher	Number Used	Amount Paid
"Regular" HCV	957	\$930,036
Family Unification Vouchers	49	\$55,034
VASH Vouchers	5	\$1,317
Mainstream Vouchers	103	\$96,100
Emergency Housing Vouchers	37	\$41,462
Total	1,151	\$1,123,949

“Regular” Housing Choice Vouchers

- DCHA has an allotment of 1,193 regular vouchers
- We have project based 163 of these vouchers in 21 separate developments in Dane County
- We have more vouchers than we able to lease, as we are constrained by the available funding. These vouchers are combined with VASH and FUP vouchers in one funding pool.

Family Unification Program (FUP) Vouchers

Basics on FUP Vouchers

- DCHA has an allotment of 50 FUP vouchers
- HCV, FUP and VASH are all funded together in the same pool of funds (increment)
- These households are referred to us by Dane County and can be for families that are living apart who could reunite with stable housing to or FUP Youth who are young people aging out of foster care.
- The FUP Youth participants are limited to 36 months of subsidy with their vouchers, but this can be increased to 60 months if they choose to participate in our Family Self Sufficiency Program

Veterans Affairs Supportive Housing (VASH) Vouchers

Basics on VASH

- DCHA has an allotment of 5 VASH vouchers
- HCV, PBV, FUP and VASH are all funded together in the same pool of funds (increment)
- VASH vouchers are referred from the VA, and it is a requirement for the VA to be providing social services to these households in conjunction with the voucher.
- The VA is supporting us in applying for up to 10 additional VASH vouchers for 2026

Mainstream Vouchers

Basics of Mainstream Vouchers

- DCHA has an allotment of 153 Mainstream vouchers
- Mainstream Vouchers are in a separate funding pool and are limited to households with an adult family member aged 18-61 with a disability.
- We are still leasing Mainstream vouchers from our waiting list and will likely use some for eligible EHV voucher holders.

Emergency Housing Vouchers (EHV)

Basics of Emergency Housing Vouchers

- DCHA has an allotment of 40 Mainstream vouchers that was received during the pandemic to address homelessness
- All households were referred to DCHA by the Continuum of Care.
- EHV's are in a separate funding pool that will be running out of money in 2026, and we are working on a plan to integrate these vouchers into our main HCV and Mainstream funding pools.

Family Self-Sufficiency (FSS)

Basics on FSS

- DCHA is lead agency on an annual HUD grant to fund an FSS Coordinator that supports HCV clients who choose to participate in the FSS program.
- Clients set goals to achieve over 5 years to increase their earning power.
- Increases in their portion of the rent due to increased earnings are matched by deposits in a savings account that they receive upon graduation from the program.
- We also have a program committee made up of community agencies with programs to support their goals.

DCHA Real Estate Owned/Operated

- 86 Units Public Housing – Mazomanie, Monona, Stoughton and Sun Prairie
- 16 Unit Project Based Section 8 (seniors) – Cross Plains
- 54 Units LIHTC/RD with full Rental Subsidy (RA and PBV) – Deforest, Stoughton and Verona
- LIHTC – 20 Unit Senior property – Belleville
- LIHTC – 16 Unit Historic Rehab – Mazomanie (w/commercial space)
- Market Rate – 24 Units Sun Prairie, 48 Units Marshall, 16 Units Mount Horeb, 16 units Black Earth (Naturally occurring affordable housing)
- 10-units Leased from Dane County – Packers Avenue, Income Restricted, No formal program
- Group Home Leased to Sara's Helping Hands – west side Madison

DCHA Public Housing

- 86 Units Total
 - 30 Units Stoughton
 - 28 Units Sun Prairie
 - 20 Units Mazomanie
 - 8 Units Monona
- Working to improve physical condition of this housing and address deferred maintenance – County has provided grant funds to assist with this goal. We have spent/committed approximately \$1 Million of the \$2.5 Million grant from Dane County.
- Remainder of the total \$3 Million DCHA Grant was to retire a legacy debt to the State Pension Fund that totaled nearly \$500,000.

Collaboration with Dane County

Lending Partnership

- DCHA is partnering with Dane County on several lending initiatives.
 - Affordable housing Development Fund (AHDF)
 - 29 loans as of 12/31/2024
 - Fair Chance Housing Fund (FCHF)
 - One loan funded
 - Land Banking with Habitat for Humanity Dane County and Madison Area Community Land Trust
 - Lending activity to begin later in 2025