



# Dane County

## 2004 to 2009 Consolidated Plan for Housing and Community Development

Kathleen M. Falk, County Executive

Prepared by: Dane County Department of Human Services  
October, 2008



D A N E C O U N T Y

Community Development Block Grant  
Home Investment Partnerships

## **CDBG Commission**

Barbara Bailey, City of Sun Prairie  
Dennis Dancker, Village of Marshall  
Barbara Hennings, Town of Burke  
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Michael Lenz, Village of McFarland  
David Phillips, Citizen at Large  
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# Consolidated Plan 3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### CONSOLIDATED PLAN Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

**JURISDICTION: Dane County**

**Con Plan Time Period: 2004 - 2009**

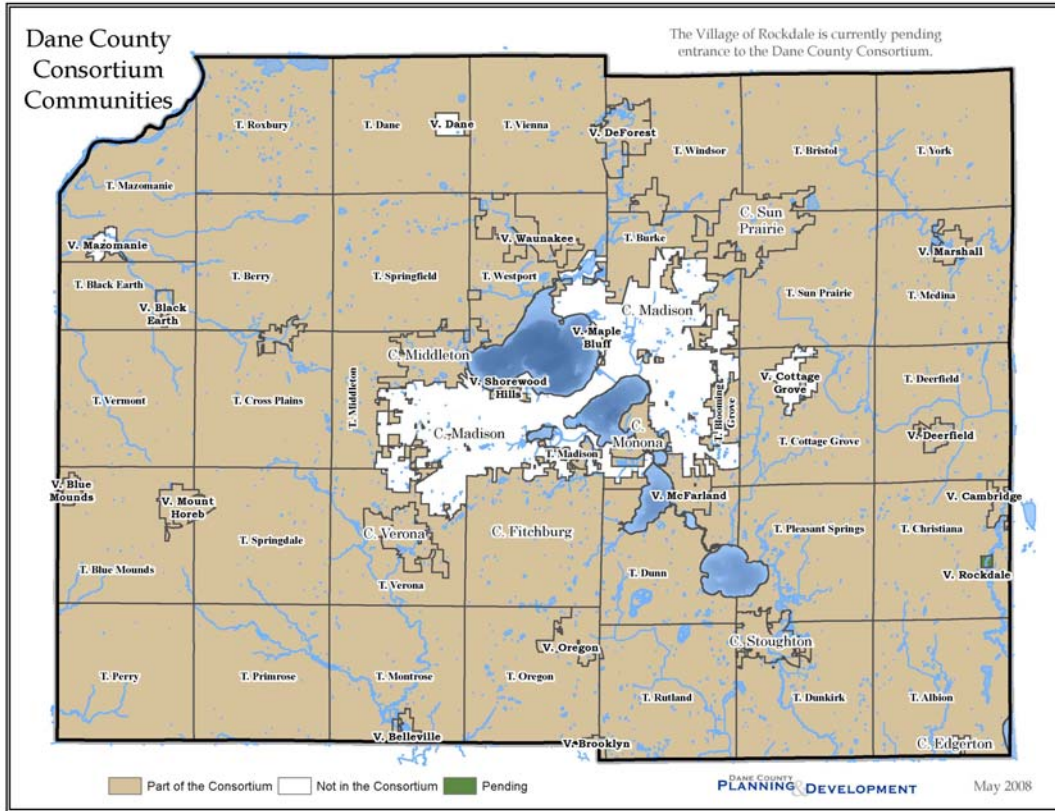
### Executive Summary

An Executive Summary is required. The Summary must include the objectives and outcomes identified in the plan and an evaluation of past performance.

In 1997, Dane County's population outside the City of Madison exceeded 200,000. When the County attained this population level, Dane County became eligible to receive annual Urban County entitlement funding under the Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and Home Investment Partnerships Programs (HOME). HUD recognized Dane County in the fall of 1998 as an urban county and it received the first CDBG allocation in 1999. HUD recognized Dane County as a Participating Jurisdiction (PJ) under the HOME program in the fall of 2001 and it received its first HOME allocation in 2002.

Communities participating in the Urban County partnership in Dane County include about 223,500 people or 96 percent of the population and an estimated 97 percent of the LMI population (based on 2000 data), outside the City of Madison. Recognizing that the Urban County is a partnership of participating communities, Dane County named its urban county program the Dane County Urban County Consortium. Map 1 shows the participating communities.

**Map 1: Participating Dane County Urban County Communities**



In order to plan for its housing and non-housing community development needs and to leverage available funding within the community, HUD requires the development of a Consolidated Plan. The first Dane County Consolidated Plan was developed for 1999-2003. The second Consolidated Plan for 2004-2008 provided a framework for strategic planning for housing and non-housing community development during the next five-year period of time. This plan was approved by the Dane County Board in November, 2003 and covers a five year time period through December 31, 2008. In order to have Dane County operate on the same cycle as most of the state of Wisconsin's other entitlement communities, the County requested and received permission from the U.S. Department of Housing and Urban Development (HUD) to update the plan for one year, covering the time period through December 31, 2009. This plan covers that time period.

This Plan is a one-year update to the *2004-2008 Consolidated Plan For Housing and Community Development*. The original Plan was not developed using the CPMP tool and was based on the Consolidated Plan rule under 24 CFR Part 91 in effect at that time. In order to update the Plan for one year, HUD requested on July 20, 2007 that the County revise "their existing 5 year plan to make:

- Appropriate modifications to the needs assessment and market analysis based on any updated needs and market data available to the County;
- The strategic plan tables and narratives, including goals and specific objectives cover the new time period; and

- Provide a description of the citizen participation and consultation process followed for the revision, including public comments and efforts to broaden public participation,
- A description of the monitoring standards and procedures, and the next action plan and certifications.”

Katherine Bates was hired as a Consultant to prepare the update to the Plan. The narrative section was completed at the end of May 2008.

Subsequently on August 20, 2008, the HUD Field Representative who is retiring by the end of the year recommended that the 2009 Update to the Consolidated Plan follow the revised Final Rule under 24 CFR part 91 that went into effect on February 6, 2006. This was to facilitate the review process for her successor.

Thus the Consolidated Plan for 2004-2009 was updated to the CPMP format. This primarily is a cut and paste of the relevant sections of the Plan prepared by Katherine Bates into the new layout with additional narrative added as material was readily available.

## **Plan Objectives and Outcomes**

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.

**Table 1: Overall Objectives and Outcomes by 2009 Consolidated Plan Priority**

HUD Objective	HUD Outcome	2009 Rank	Specific Objective/HUD No.	Sources of Funds	Indicator	Overall Goal
Decent Housing	Affordability	1	Provide the assistance to enable low-to-moderate income prospective homebuyers to purchase single-family housing units. DH-2(1)	CDBG HOME	Units	75
Decent housing	Availability/Accessibility	2	Encourage the development of owner occupied affordable single family housing units. DH-1(1)	HOME	Units	40
Decent housing	Availability/Accessibility	3	Encourage the development of housing for elderly requiring supportive services. DH-1(3)	CDBG HOME	Units	10
Economic Opportunities	Availability/Accessibility	4	Provide assistance for small businesses. EO-1(1)	CDBG	Businesses	50
Decent housing	Affordability	5	Encourage the rehabilitation of low-income renter-occupied housing units. DH-2(3)	CDBG HOME	Units	20
Decent housing	Affordability	6	Encourage the rehabilitation of low-income single-family owner-occupied housing units. DH-2(2)	CDBG HOME	Units	20
Suitable Living Environments	Sustainability	7 (tie)	Provide needed services to the homeless including case management, credit counseling, and mobility counseling. SL-3(1)	CDBG	People	200
Decent housing	Availability/Accessibility	7 (tie)	Encourage the construction of new rental housing for low-and-moderate-income persons. DH-1(2)	HOME	Units	40
Suitable Living Environments	Availability/Accessibility	9	Provide needed public services to low-and-moderate-income persons. SL-1(1)	CDBG	People	3,000
Suitable Living Environments	Availability/Accessibility	10	Provide assistance to construct or rehabilitate senior centers and other public facilities. SL-1(2)	CDBG	People	5 senior centers 8 other
Economic Opportunities	Sustainability	11	Provide assistance to agriculture-related businesses. EO-3(5)	CDBG CRLF	Jobs	15
NRSA	Sustainability	12	Provide assistance to complete	CDBG		

**Table 1: Overall Objectives and Outcomes by 2009 Consolidated Plan Priority**

HUD Objective	HUD Outcome	2009 Rank	Specific Objective/HUD No.	Sources of Funds	Indicator	Overall Goal
			infrastructure and other improvements in the approved NRSA area in the Town of Madison.			
Economic Opportunities	Sustainability	13	Provide assistance to rehabilitate downtown commercial facades. EO-3(2)	CDBG	Façade treatments	40
Economic Opportunities	Sustainability	14	Provide assistance for commercial revitalization, mainly larger businesses. EO-3(4)	CDBG	Businesses Jobs	15

### Evaluation of Past Performance

Table 2 provides a performance evaluation against the goals stated in the County's *2004 to 2008 Consolidated Plan For Housing and Community Development* for the years 2004-2007.

**Table 2: Program Performance 2004-2007**

HUD Objective	HUD Outcome	2009 Rank	Specific Objective/HUD No.	Indicator	Overall Goal	Total Achieved/ Percent Achieved
Decent Housing	Affordability	1	Provide the assistance to enable low-to-moderate income prospective homebuyers to purchase single-family housing units. DH-2(1)	Units	75	129 (100%+)
Decent housing	Availability/Accessibility	2	Encourage the development of owner occupied affordable single family housing units. DH-1(1)	Units	40	92 (100%+)
Decent housing	Availability/Accessibility	3	Encourage the development of housing for elderly requiring supportive services. DH-1(3)	Units	10	0 (0%)
Economic	Availability/Accessibility	4	Provide assistance for small businesses.	Businesses	50	

**Table 2: Program Performance 2004-2007**

HUD Objective	HUD Outcome	2009 Rank	Specific Objective/HUD No.	Indicator	Overall Goal	Total Achieved/ Percent Achieved
Opportunities			EO-1(1)			
Decent housing	Affordability	5	Encourage the rehabilitation of low-income renter-occupied housing units. DH-2(3)	Units	20	5 (25%)
Decent housing	Affordability	6	Encourage the rehabilitation of low-income single-family owner-occupied housing units. DH-2(2)	Units	20	236 (100%+)
Suitable Living Environments	Sustainability	7 (tie)	Provide needed services to the homeless including case management, credit counseling, and mobility counseling. SL-3(1)	People	200	502 (100%+)
Decent housing	Availability/Accessibility	7 (tie)	Encourage the construction of new rental housing for low-and-moderate-income persons. DH-1(2)	Units	40	0 (0%)
Suitable Living Environments	Availability/Accessibility	9	Provide needed public services to low-and-moderate-income persons. SL-1(1)	People	3,000	4,722 (100%+)
Suitable Living Environments	Availability/Accessibility	10	Provide assistance to construct or rehabilitate senior centers and other public facilities. SL-1(2)	Centers People	5 senior centers 8 other public facility	3 senior centers (100%+) 1 other (12.5%)
Economic Opportunities	Sustainability	11	Provide assistance to agriculture-related businesses. EO-3(5)	Businesses Jobs	15	1
NRSA	Sustainability	12	Provide assistance to complete infrastructure and other improvements in the approved NRSA area in the Town of Madison.	Road	1	1 (100%)
Economic Opportunities	Sustainability	13	Provide assistance to rehabilitate downtown commercial facades. EO-3(2)	Façade treatments	40	23 (57.5%)
Economic Opportunities	Sustainability	14	Provide assistance for commercial revitalization, mainly larger businesses. EO-3(4)	Businesses Jobs	15	9 (60%)



The County has surpassed the goals set out for homebuyer assistance, the development of affordable single-family housing, home rehabilitation, and public services. Achievement has fallen short of expectations in the areas of economic development, development of housing for the elderly requiring supportive services, and rehabilitation of low-income renter-occupied housing units.

## **I. MANAGING THE PROCESS**

### **Consultation 91.200(b)**

1. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The Dane County Community Development Block Grant (CDBG) Commission is the Advisory Group for developing and implementing the Consolidated Plan. This group consists of thirteen members, two of whom are County Board supervisors representing districts located outside the City of Madison, nine who represent the members of the Urban County Consortium, and two at large members. The Dane County Department of Human Services is the lead staff agency in developing the Consolidated Plan.

2. Describe the jurisdiction's consultations with other public and private agencies that provide health services, social and fair housing services. (91.100(a)(1))  
\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

Dane County contracts with the Fair Housing Center of Greater Madison for the provision of fair housing services. The Center provides feedback annually regarding complaints and investigations. The County also checks each year with the Wisconsin Equal Rights Division on the housing cases that have been filed against providers in Dane County, including the basis and outcome of those cases.

3. Describe consultations with public and private agencies that provide assisted housing, health services, and social services to determine resources available to address needs of any persons that are chronically homeless. (91.100(a)(2))

Dane County is a member of the Dane County Homeless Services Consortium which meets on a regular basis to identify and determine resources available to address the needs of persons who are chronically homeless.

The Dane County Homeless Services Consortium (HSC) was formed in 1988 to explore the issues of homeless prevention and basic shelter needs. In 1994, the network of participants in the HSC was expanded from shelter providers and state and local funders to a more encompassing group of social and human service agencies. The HSC functions as the local Continuum of Care and is recognized by HUD as the local planning and decision-making body on programs funded with HUD's homeless assistance dollars. It also meets monthly to manage the homeless system's coordination on an ongoing basis. The members of the Consortium include: AIDS Resource Center of Wisconsin; ARC Community Services; City of Madison CD Office; City of Madison Housing Operations; Community Action Coalition for South Central Wisconsin, Inc; Dane County CDBG Office; Dane County Housing Authority; Dane County Human Services; Dane County Parent Council; Dane County Veteran's Services; Domestic Abuse Intervention Services; Goodwill Industries; Hope Haven-REBOS United; Housing Initiatives, Inc; Interfaith Hospitality Network; League of Women Voters of Dane County; Legal Action of WI; Madison Jobs and Housing Partnership; Madison Metropolitan School District

Homeless Education Program; Madison Urban Ministry; Madison Warming Center Campaign; Middleton Outreach Ministry; Porchlight, Inc.; The Respite Center; The Salvation Army; Society of St. Vincent de Paul; SOAR Case Management Services; Tellurian U.C.A.N.; Tenant Advocacy Group; United Way of Dane County; Veteran's Assistance Foundation; Voices Beyond Bars; William S. Middleton Memorial Veteran's Hospital; Wisconsin Department of Commerce, Bureau of Supportive Housing; Wisconsin Department of Corrections; Wisconsin Department of Veteran's Affairs; Wisconsin Department of Public Instruction; Women in Transition; Yahara House; Youth Services of Southern Wisconsin (aka Briarpatch); YWCA of Madison.

Issues addressed at the meetings vary from the level of system integration to individual case management concerns. The Madison Community Development Office is the lead agency and provides staff for the Continuum of Care.

4. Describe consultations with local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations) (91.105(a)(2)(ii))

The 2004-2008 Plan was developed with input solicited from the participating municipalities in the Dane County Consortium, the Dane County Board of Supervisors, the Dane County Department of Human Services, funded subrecipients which included non-profit organizations, and others who attended the public hearings.

5. Describe consultations with state and local social service, health, and child service agencies in accordance with 91.100(a)(3) regarding lead based paint hazards. (92.200(b))

Dane County consulted the State of Wisconsin's Department of Health Services lead-safe web site for information on data related to lead-based paint hazards and poisonings, including maps on the percent and location of housing built prior to 1950 and maps where children in Dane County had been tested and found to be lead-poisoned.

John Hausbeck, Environmental Health Services Supervisor and Brian Odegaard, Public Health Nurse with the Public Health Department for Madison and Dane County were consulted regarding opportunities to work together to address lead-paint issues in Dane County.

### **Institutional Structure 91.215 (k)**

6. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.

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. The program is administered by the Dane County Department of Human Services Department. This Department is well equipped to manage federal funds as it provides a comprehensive array of services and programs to over 30,000 customers in Dane County each year. The 13-member Community Development Block Grant Commission oversees the program and makes recommendations to the Dane County Board of Supervisors on CDBG and HOME funded programs. This group is representative of cities, towns, and villages within the 54 members of the Urban County Consortium and includes persons with expertise in the areas of banking, finance, housing, and community and economic development, as

well as, two members of the Board of Supervisors. The Commission meets on a regular basis to discuss and make recommendations on housing and community development issues.

The County contracts with an array of subrecipients to carry-out its consolidated plan. This has included private developers, such as the Alexander Company and Ellefson Companies; non-profit organizations, such as Movin' Out, Operation Fresh Start, and Project Home; and participating municipalities, such as the Village of Cambridge and City of Stoughton.

Additional support to carry-out the Consolidated Plan is provided through a number of County Departments, including the Department of Human Services, Department of Planning and Development, Department of Administration, and the Office of Equal Opportunity.

7. Provide an assessment of the strengths and gaps in the delivery system.

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

8. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.

In November 2007, Dane County passed the Dane County Comprehensive Plan that includes a Economic Development Chapter outlining short, medium and long term program and policy recommendations for economic development, as well as detailed goals and priorities. These initiatives include an expanded role for Dane County in order to be a better resource and partner for our communities and stakeholders, businesses, and the private sector. The goal is to help grow our region's economy by leveraging and promoting our assets and working with the private sector to retain and expand our businesses and workforce. The Economic Development plan is overseen by the Dane County Economic Development Committee and staffed by the Planning and Development Department's Economic Development Specialist.

In addition, the Economic Development Specialist oversees two revolving loan funds and works with those businesses, as well as, other businesses around Dane County by providing technical assistance, as well as, general information on services and programs to assist in their retention, development and expansion needs. Each quarter Dane County's staff person convenes a meeting of all of the economic development professionals representing Dane County's communities in order to build partnerships, discuss best practices and streamline our response to the needs of the private sector. Finally, our staff person is the point person that coordinates and works with new business leads from firms outside Dane County who are interested in re-locating here, or businesses expanding to a new location within the county.

The Comprehensive Plan may be found at: <http://www.daneplan.org/plan.shtml> The Economic Development Chapter may be found at: [http://danedocs.countyofdane.com/webdocs/PDF/PlanDev/ComprehensivePlan/CH6\\_EconomicDev.pdf](http://danedocs.countyofdane.com/webdocs/PDF/PlanDev/ComprehensivePlan/CH6_EconomicDev.pdf)

### **Citizen Participation 91.200 (b)**

9. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its

residents, including the following:

- low- and moderate-income residents where housing and community development funds may be spent;
- minorities and non-English speaking persons, as well as persons with disabilities;
- residents of public and assisted housing developments and recipients of tenant- based assistance;
- residents of targeted revitalization areas.

The citizen participation and consultation process for the development of the 2009 update to the Consolidated Plan included:

- A mailing from County Executive, Kathleen Falk to all cities, villages, and towns in Dane County providing them with the existing priorities in the 2004-2008 Consolidated Plan and requesting their input into the development of the plan for 2009.
- A memo issued by the County Board Office on April 16, 2008 to all County Board Supervisors requesting their input.
- An e-mail to 2008 funded sub-recipients notifying them of the opportunities for input.
- Information regarding priorities and opportunities for input posted on the County's CDBG web site.
- A convenience survey of Joining Forces for Families (JFF) participants regarding their priorities. JFF staff also provided data on the services most requested at each of their sites outside the City of Madison.
- A press release issued via the County Executive's Office to all Dane County print media, including those serving specific population groups, notifying them of the public hearing on April 24, 2008.
- Display ad in the *Wisconsin State Journal* of the April 24, 2008 public hearing.
- Public hearings held on April 24, 2008; July 24, 2008; and October 23, 2008.
- Two workshops for applicants, held May 1 and May 2, 2008.
- Three public meetings of the Application Review Team of the CDBG Commission held in Fitchburg which developed the initial recommendations for funding.
- Publication of a draft of the 2009 update to the Consolidated Plan on the County's CDBG web site beginning on September 23, 2008 for a 30-day comment period.
- Publication of a Notice of Document Availability along with publication of the potential projects under consideration for funding in the September 23, 2008 and October 6, 2008 editions of the *Wisconsin State Journal*.
- Posting of CDBG Commission meeting agendas and minutes on the County web site along with the posting of the 2009 applications and evaluation criteria.

The County, in order to gain input from low and moderate income persons, worked with Dane County's Joining Forces for Families to conduct a survey of their participants on the priorities. Joining Forces for Families (JFF) is a community-based, supportive service that helps families address their basic human needs. JFF uses the resources of the Dane County Human Services Department, public health, county and local law enforcement agencies, school districts, human services organizations, and residents to support the success of children, youth and families in home, school and the community. JFF staff also provided data on the services most requested at each of their sites outside the City of Madison to help inform the CDBG Commission on the greatest needs of the low-and-moderate-income population. JFF participants overwhelmingly requested housing assistance with utilities and food as the next requested services.

A public hearing was held on April 24, 2008. This hearing was attended by representatives from the Wisconsin Women's Business Initiative Corporation, Movin' Out, the Dane County Housing Authority,

and the Village of Deforest. In addition, the Village of Oregon, City of Middleton and County Board Supervisor Tomas Stoebig submitted written comments. The testimony and written comments can be found here: <http://www.co.dane.wi.us/pdfdocs/minutes/CD20080424.pdf>

10. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.

Public hearings were held at three stages in the development of the 2009 Update to the Consolidated Plan. The first public hearing was held April 24, 2008 to gather input on the 2009 priorities for housing and community development. Notice of the public hearing was provided via a posting on the County's CDBG web site, a press release to all Dane County print media, a display ad in the non-legal section of the *Wisconsin State Journal* and *Capital Times* newspapers, a mailing from the County Executive's Office to all cities, villages, and towns in Dane County providing them with the existing priorities in the 2004-2008 Consolidated Plan and requesting their input into the development of the plan for 2009. A second public hearing was held on July 24, 2008 during the identification of funding allocations for 2009. A third public hearing was held on October 23, 2008 for comment on the Consolidated Plan prior to action by the CDBG Commission. Notice of the public hearing was published in display ads in the *Wisconsin State Journal* on September 23, 2008 and October 6, 2008. Notice of the public hearing was also posted on the County's CDBG web site.

Application workshops were held on May 1 and May 2, 2008 for agencies that were interested in seeking funding from the City, County, and/or United Way of Dane County. Technical assistance was provided as requested by agencies seeking funding in 2009.

The Consolidated Plan was posted on the County web site beginning September 23, 2008 for a 30-day public comment period. A notice of document availability and public hearing was published in the September 23, 2008 edition of the *Wisconsin State Journal*. A notice was sent to the communities in the Dane County Consortium informing them of the availability of the draft Plan in both a hard copy or soft copy version.

The Consolidated Plan was introduced at the September 25, 2008 CDBG Commission meeting with action taken at the October 23, 2008 meeting.

11. Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Comment (4.24.2008): Greg Frahm, Planner with the Village of De Forest requested that the CDBG priorities hit key areas of rehab matching grants for rental housing, support for landlord tenant options, help to support code enforcement options, selected public improvement – lighting, landscaping and downpayment assistance for qualified individuals interested in purchasing properties that they are currently renting.

Response: The majority of these items are already included in the Consolidated Plan funding priorities. It was felt no change was needed to the priorities.

Comment (4.24.2008): The Village of Oregon requested consideration of funding for the acquisition and demolition of homes in a 100-year flood-plain.

Response: There were concerns about the implication of using limited CDBG dollars for this project which would serve a small number of households and possibly require relocation assistance for homeowners and one-to-one replacement if any of the homes were currently occupied by low-and-moderate income households. Some funding is available through FEMA. Without the infusion of additional entitlement dollars from HUD, the CDBG Commission was reluctant to consider this proposal at this time.

Comment (4.24.2008): Thomas Stoebig, County Board Supervisor wrote: "One of the affordable housing priorities is to 'provide assistance to enable very low to low-income prospective homebuyers to purchase single-family housing units.' I am simply asking whether it's reasonable to expect any success with regard to 'very low income prospective homebuyers', especially considering the current housing markets in Dane County and credit industry problems nationwide. Should or could this priority be changed to reflect targeted efforts directed at low to moderate income prospective homebuyers?"

Response: There was a suggested change to the wording of the current priority enabling prospective homebuyers to purchase single-family homes so that it included moderate-income persons.

Comment (4.24.2008): Thomas Stoebig, County Board Supervisor wrote: "There's only one homeless priority, and it's very general. Since adoption of the 2004-2008 Consolidated Plan, a Homelessness Services Consortia was formed (two years ago?) and met to develop a series of program directions and county budget priorities with regards to the provision of housing and human services for the homeless. Could we review these Consortia recommendations and incorporate the more appropriate housing-related recommendations into our Consolidated Plan?"

Response: The CDBG Commission members were provided with the summary document: *Housing for All A Community Plan to Prevent and End Homelessness in Dane County*. Most of the objectives outlined in the *Plan* are a part of the Consolidated Plan.

Comment (4.28.2008): Kurt Sonnentag, City of Middleton Mayor wrote urging County support for a demonstration workforce housing project of 50-75 homes.

Response: Encouraging the development of owner occupied affordable single-family housing units is included in the funding priorities.

12. Describe the criteria the jurisdiction will use for determining what changes in the jurisdictions planned or actual activities would constitute a substantial amendment to the consolidated plan.

The following excerpt is taken from the Citizen Participation Plan and describes the criteria used by the County in determining what constitutes a substantial amendment.

- a. The following will be considered "substantial" amendments:"
  - i. A change in the amount of program money from one activity to another such that the funding level of either activity would change by more than 10 percent.
  - ii. The elimination of an activity originally described in the Annual Action Plan.
  - iii. The addition of an activity not originally described in the Annual Action

- Plan.
- iv. A change in the purpose of an activity, such as a change in the type of activity or its ultimate objective, for example, a change in a construction project from housing to commercial.
  - v. A meaningful change in the location of an activity.
  - vi. A 50 percent or greater change in the type of characteristics of people benefiting from an activity, including:
    - (1) The HUD-recognized income levels.
    - (2) Race or ethnicity
    - (3) Renter or homeowner
    - (4) Single households, small ones (2-4 persons), large ones (5 or more persons)
  - vii. A 20 percent decrease in the number of low or moderate-income people benefiting from an activity.
  - viii. A change in the scope of an activity such that there is a 20 percent increase or decrease in the amount of money allocated to an activity.

## II. STRATEGIC PLAN

The strategic plan must be developed to achieve the following statutory goals and objectives, principally for extremely low-, low-and moderate-income residents:

- provide decent housing and
- a suitable living environment and
- expand economic opportunities.

### Priority Needs Analysis and Strategies 91.215 (a)

13. In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables\* prescribed by HUD. 92.215(a)(1)

*\*If not using the CPMP Tool: Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.*

*\*If using the CPMP Tool: Complete and submit the Needs Table file: Needs.xls*

In this update to the Consolidated Plan, priorities were set by the CDBG Commission following a review of the needs data and a review of progress toward the goals outlined in the *Dane County 2004 to 2008 Consolidated Plan for Housing and Community Development*. The rationale for each of the priorities is discussed in more detail in each needs area.

14. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

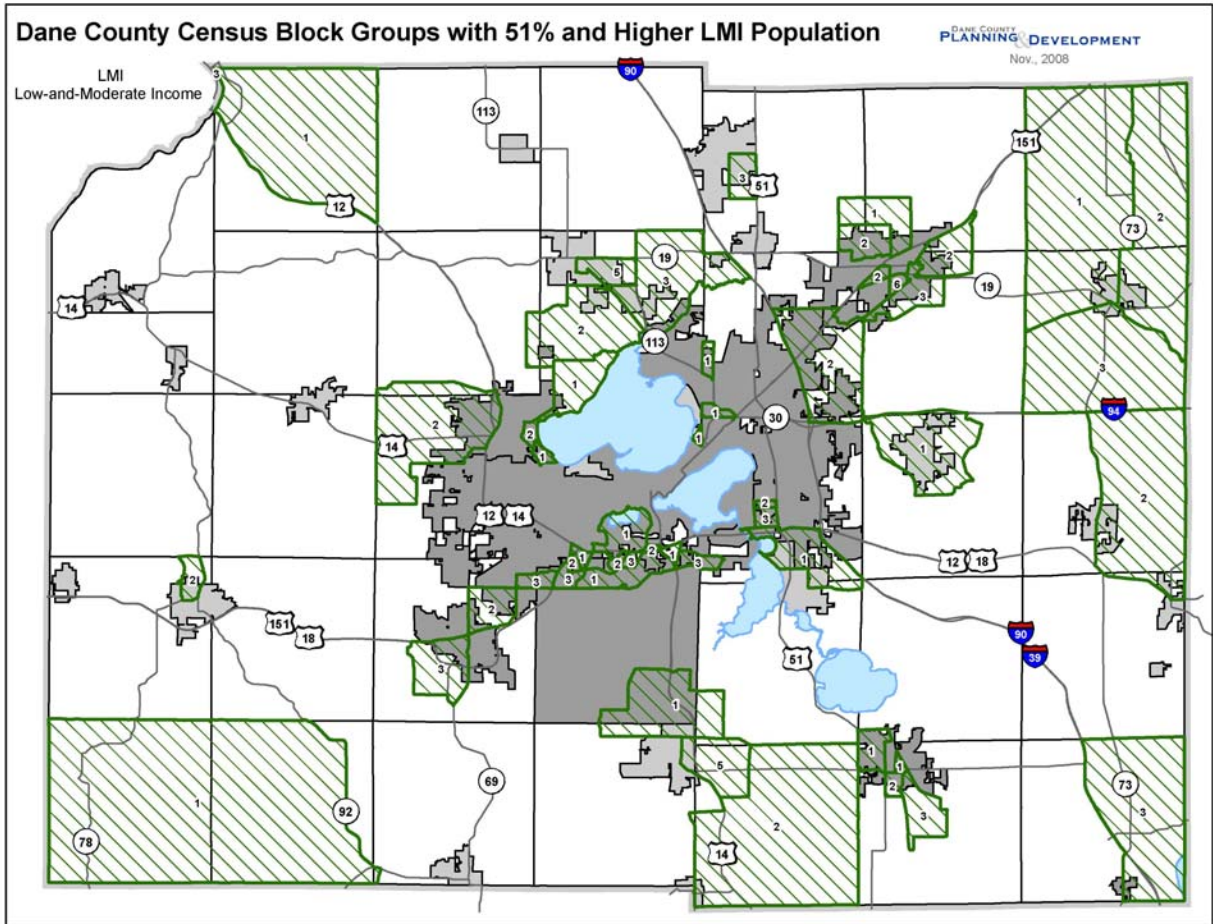
This update includes data, where available, from the American Community Survey, an annual “update” conducted by the U.S. Census Bureau that fills in the gaps between each 10-year census and updated data from Dane County’s Department of Planning and Development’s *Regional Trends 2006 Report*. This data is indicated as “2006 data” and will be noted when used. All other data is from the 2000 Census, unless otherwise indicated.

Dane County is a south central Wisconsin county about 120 miles northwest of Chicago and 65 miles west of Milwaukee. Dane County contains 61 local units of government: 8 cities, 19 villages, and 34 unincorporated towns; 3 villages and a city are partially in the county. Its 2006 population was 463,826, an increase of almost 9% over 2000. The demographic makeup includes with 87% White, non-Hispanic, 4.3% African-American, 3.9% Asian, 0.3% American Indian and 4.7% Hispanic or Latino. Dane County's (outside the City of Madison) housing stock in 2006 was 104,491 units an increase of 16,446 (18.68%) over 2000, reflecting the housing boom of the earlier part of the decade. Of these units, 64% were single-family units and the owner occupancy rate was 66.74%. The City of Madison makes up 46% of Dane County's population; 68% of its minority population; 49% of its housing stock (including almost 61% of its multiple family housing) and 75% of its private jobs.

Communities participating in the Urban County Consortium in Dane County include about 223,500 people or 96% of the population and an estimated 97 percent of the low-and-moderate income population (based on 2000 Census data), outside the City of Madison. Map 1 details the communities that are included in the Urban County Consortium.

Map 2 illustrates that low-and-moderate income people may be found throughout the County with pockets of LMI persons living in the cities and Villages plus some of the Towns. At the time of the 2000 Census, according to CHAS data, the City of Fitchburg included 11.2% (7,866) of the total LMI population outside the City of Madison. Other municipalities with large LMI populations outside the City of Madison included: the Village of DeForest at 4% (2,812) of the LMI population, the Town of Madison at 6.8% (4,823), the City of Middleton at 7.2% (5,092), City of Stoughton at 7.7% (5,450), and the City of Sun Prairie at 11.4% (7,995).

**Map 2:** Census Block Groups with 51% and Higher LMI Population



The following census tracts/block groups include 51% or more low-and-moderate income persons:

**Table 3:** Census Tracts/Block Groups with 51% or more Low-and-Moderate Income Population

Municipality	Census Tract	Block Group	LMI Population	% LMI
Albion, Town of	012100	3	15	100.0
Blue Mounds, Town of	012800	2	35	62.5
Bristol, Town of	011600	2	56	88.9
Bristol, Town of	011503	1	25	53.2
Burke, Town of	002100	1	27	100.0
Burke, Town of	011200	3	30	100.0
Burke, Town of	002402	1	61	98.4
Burke, Town of	011400	2	65	86.7
Christiana, Town of	011900	2	72	55.0
Dunkirk, Town of	012202	1	58	71.6
Dunn, Town of	012500	5	26	86.7
Dunn, Town of	010600	5	401	78.2
Fitchburg, City of	001402	3	723	69.6
Fitchburg, City of	000600	2	690	66.0

**Table 3:** Census Tracts/Block Groups with 51% or more Low-and-Moderate Income Population

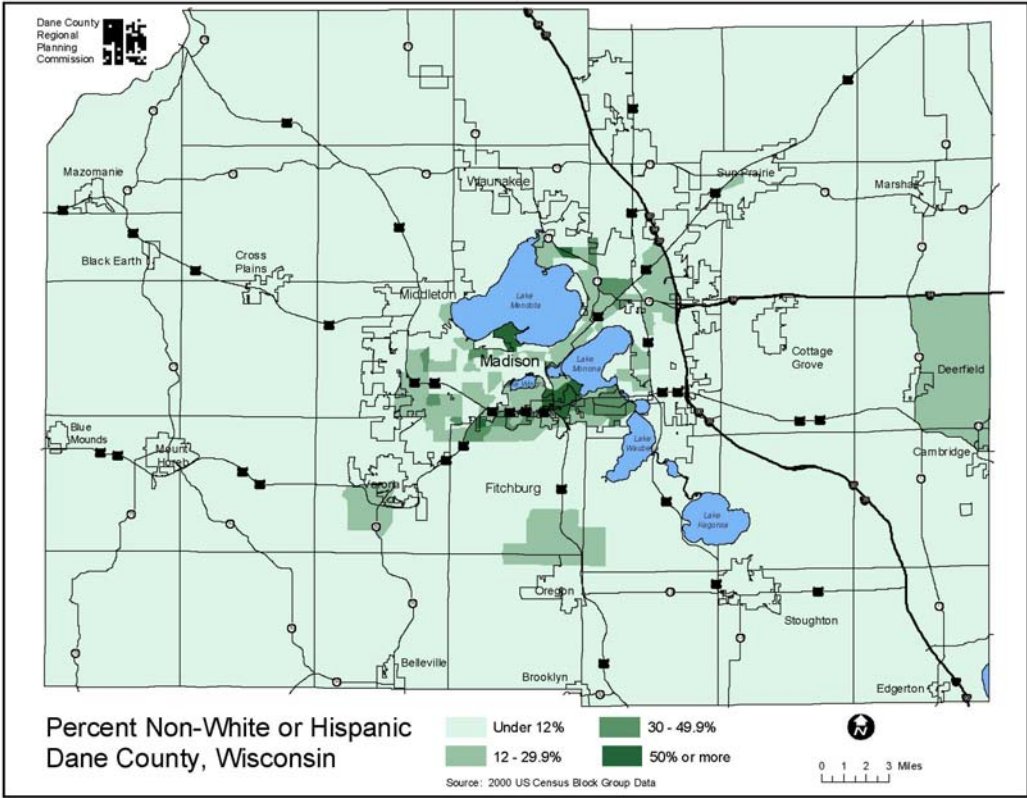
Municipality	Census Tract	Block Group	LMI Population	% LMI
Fitchburg, City of	012500	1	137	62.6
Fitchburg, City of	000600	3	564	60.3
Fitchburg, City of	001403	1	2578	55.4
Fitchburg, City of	000503	3	1305	53.3
Fitchburg, City of	000600	1	206	53.2
Madison, Town of	001402	2	40	100.0
Madison, Town of	001502	1	1399	89.8
Madison, Town of	001401	1	1252	81.2
Madison, Town of	001800	1	446	77.2
Madison, Town of	001401	2	344	74.6
Madison, Town of	001402	1	767	57.2
Madison, Town of	001502	3	243	54.2
Marshall, Village of	011800	3	15	75.0
Marshall, Village of	011800	3	103	59.2
Marshall, Village of	011800	1	1154	53.7
Middleton, City of	000100	1	35	76.1
Middleton, City of	010902	2	40	66.7
Middleton, City of	011101	2	1215	54.1
Middleton, City of	011102	1	936	51.8
Monona, City of	010500	1	95	70.9
Monona, City of	002900	3	386	51.3
Montrose, Town of	012600	1	9	100.0
Oregon, Town of	012400	2	14	100.0
Oregon, Village of	012500	1	9	100.0
Roxbury, Town of	012900	1	65	80.2
Springfield, Town of	011200	2	33	53.2
Stoughton, City of	012300	3	25	100.0
Stoughton, City of	012201	1	409	56.0
Stoughton, City of	012300	2	750	53.3
Stoughton, City of	012300	3	158	52.7
Sun Prairie, City of	011400	2	6	100.0
Sun Prairie, City of	011505	2	1347	68.2
Sun Prairie, City of	011506	6	522	68.1
Sun Prairie, Town of	012001	1	44	100.0
Sun Prairie, Town of	011600	3	165	81.3
Verona, City of	010800	3	444	72.1
Verona, City of	010800	2	284	51.4
Westport, Town of	011302	5	13	100.0
Windsor, Town of	011503	2	15	100.0
Windsor, Town of	013300	3	33	100.0
York, Town of	011800	2	123	52.6

Source: U.S. Bureau of the Census, special tables prepared for HUD

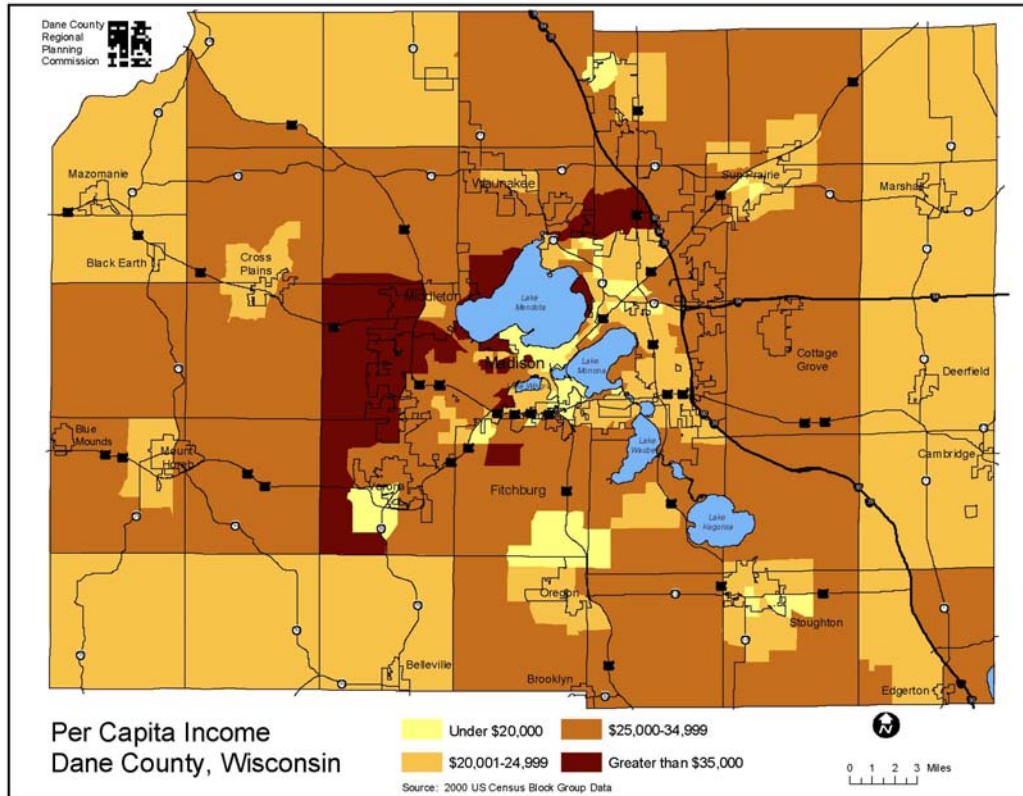
Map 3 indicates the concentrations of minority populations in Dane County in 2000. As seen on the map, the non-white or Hispanic population in Dane County, outside the City of Madison, is more prominent in the Cottage Grove, Deerfield, Fitchburg, Middleton, Sun Prairie, Town of Madison, and Town of Verona. The Town of Madison includes a NRSA area.

Map 4 illustrates, as of the 2000 Census, the per capita income in Dane County. In many respects, this map parallels the concentrations of minority populations with lower per capita income found in Fitchburg, Sun Prairie, Town of Madison, and sections of Verona. This map also shows lower per capita income in De Forest and Stoughton.

**Map 3:** Concentrations of Minority Populations in Dane County in 2000



**Map 4:** Per Capita Income in Dane County, 2000



15. If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

The Town of Madison Neighborhood Revitalization Strategic Area (NRSA) includes census tracts 1401 and 1402.

16. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

Allocations are based geographically only in that an application is received from a participating municipality for a project primarily benefiting low-and-moderate income households in that community that met the priorities of the *Dane County 2004-2008 Consolidated Plan for Housing and Community Development* and the 2009 update to the Plan and is recommended for funding by the CDBG Commission.

17. If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

In 2009, Dane County is proposing to use \$81,500 in CDBG entitlement funds in the Town of Madison NRSA area. This is approximately 7% of the expected CDBG funds provided funding remains the same in 2009 as in 2008.

18. Identify any obstacles to meeting underserved needs.

The largest obstacle to meeting underserved needs is resources, particularly funds. Demand for services is always greater than available resources.

### Specific Objectives 91.215 (a) (4)

19. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables\* prescribed by HUD.

*\*If not using the CPMP Tool: Complete and submit Table C Summary of Specific Objectives.*

*\*If using the CPMP Tool: Complete and submit the Summaries Table file: Summaries.xls*

The priorities and specific objectives that Dane County intends to initiate and/or complete are identified in Table 1, as well as, the Summaries Table file of the CPMP tool.

## HOUSING

### Housing Needs 91.205

*\*If not using the CPMP Tool: Complete and submit Table 2A Priority Housing Needs/Investment Plan Table.*

*\*If using the CPMP Tool: Complete and submit the Needs/Housing Table*

20. In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).

While the national economy is slowing, Dane County's economy remains relatively strong and it is somewhat insulated from the larger economic issues facing the nation. There are those, though, that are affected by the slowing economy and not all residents in the Urban County Consortium benefit equally from the strong economy. These people are predominately low-and-moderate-income persons residing in the urban county consortium. Despite the strong economy, many workers continue to earn low wages and face limited career advancement opportunities. Small and startup businesses owned by low and very-low income people face shortages of some needed types of capital. Others are limited in their ability to earn incomes by age, disability, or other special needs.

Many persons are facing issues in maintaining their homes and the current subprime mortgage crisis disproportionately impacts low and moderate income and minority persons.

In 2000, there were 72,409 people in Dane County (non-Madison) with low and very-low incomes, or 34 percent of the total population outside Madison. These households are disproportionately people of racial and ethnic minorities. (Low income is defined as 80 percent of the area median which, in 2008 means individuals earning less than \$43,050 a year or families of four earning less than \$61,500 a year).

Housing costs continue to rise, although at a slower pace than earlier in the decade. Many lower income households still face housing costs that are rising faster than their incomes. This is true for renters, current homeowners, and those interested in purchasing a home. Many renters and low-and-moderate income home purchasers have become priced out of the home buying market and need home buying assistance. Low-income renters lack enough affordable multi-family housing. In addition, the current credit crisis is making it more difficult to obtain mortgages, especially for those with marginal credit scores and limited downpayments.

Low-income and elderly homeowners cannot always afford to maintain their homes and in extreme cases people may be faced with or threatened by homelessness. As the population ages, needs increase for housing, facilities, and services for the elderly. A growing number of elderly, and also those with disabilities, have mobility limitations and require special housing, transportation and services.

As economic activity and housing has dispersed from the center of cities and villages, people with low and very-low incomes have greater difficulty accessing jobs and services this economic activity provides. Jobs move from downtown areas of communities as edge developments lure new businesses and investments. This can leave behind less vibrant downtown areas. As housing development spread out, the elderly, persons with disabilities, youth, and others with transportation issues have trouble accessing community facilities and services

### **Low and Extremely Low-Income**

In 2000, there were 38,464 people in Dane County (non-Madison) with low and very low-incomes, or 37 percent of the total population outside Madison. These low-income people comprised 14,188 households. The poverty rate in Dane County has remained constant over the last six years (2000-2006) with a rate of around 10%. In Dane County (non-Madison), 811 households received public assistance in 2000. (See Figures 1A and 1B).

The low-income and very low-income households outside Madison are disproportionately people who are non-White or of Hispanic origin. These minority groups, comprised of Hispanic and African Americans, American Indians, and Asians made up 5.6 percent of the non-Madison households in 2000. These same groups comprised 21.1 percent of low-income households. Figure 1 shows the distribution of White and predominant minority households by categories of income in 2000. About 76% of African-Americans, 62% of Hispanic, 54% of American Indian households have low incomes, while most White (59%) and Asian (52%) households have incomes above the low income level.

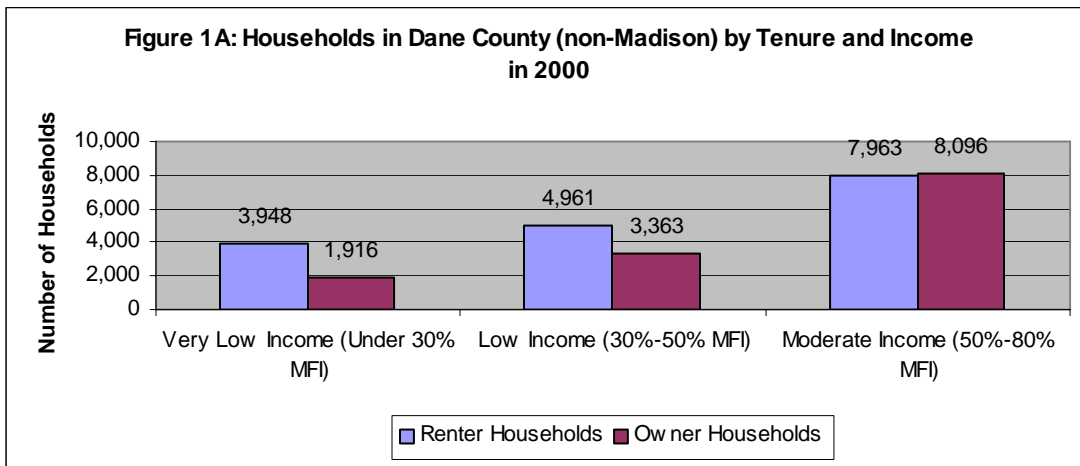
The number of households paying 30% or more of their income has significantly increased from 2000 to 2006. The number of renters paying more than 30% of their income increased 28% from 2000 to a total of over 39% of all renters. Owner occupied housing burden increased even more dramatically to 24% of all households (up from 6% in 2000.) This large jump can be attributed to the dramatic increase in housing prices in Dane County during this time period.

The lower the income level becomes, the greater the housing cost burden. Of households with very low incomes (less than 30% of median), 82 percent paid 30% or more of their incomes for housing. Of households with low incomes (30%-50% of MFI), 63% paid 30% or more of their incomes to

housing. These figures portray the situation in 2000. As shown in the Market Analysis section, average housing prices have increased significantly since then, further straining the budgets of extremely low-income households.

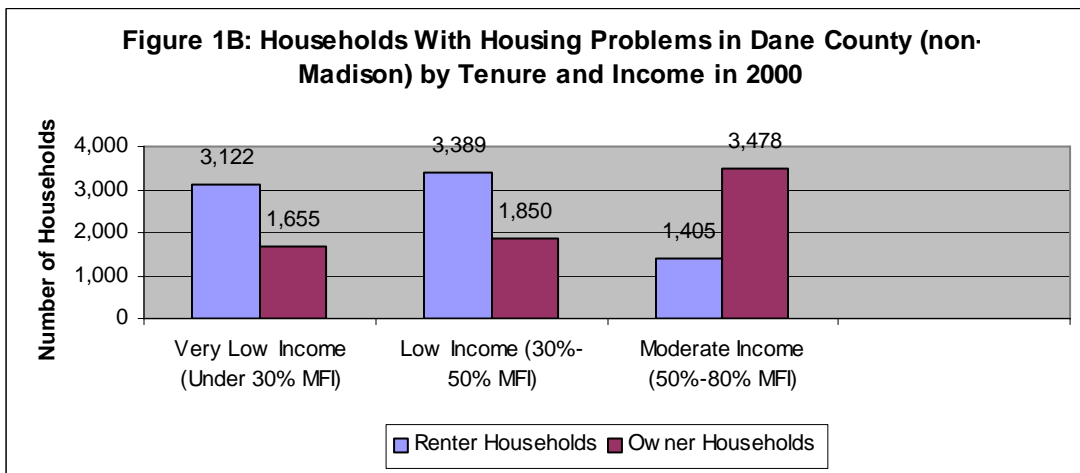
**Moderate-Income**

HUD considers people or households with incomes between 51 - 80 percent of the area median income to be moderate-income. The area median is defined as the median income for all communities outside the City of Madison. In 2008, 80 percent of the median income means individuals earning less than \$43,050 a year or families of four earning less than \$61,500annully. In 2000, a total of 16,059 households outside the City of Madison were considered moderate income. Of those households, 4,883 (30%) paid in excess of 30% of their incomes for housing.



**Middle Income**

HUD considers people or households with incomes between 81 - 95 percent of the area median income to be middle income. Although this data is not available and not shown in the figures, most likely middle-income households have the lowest number and percentages of units that pay in excess of 30% of incomes for housing compared to the other groups.



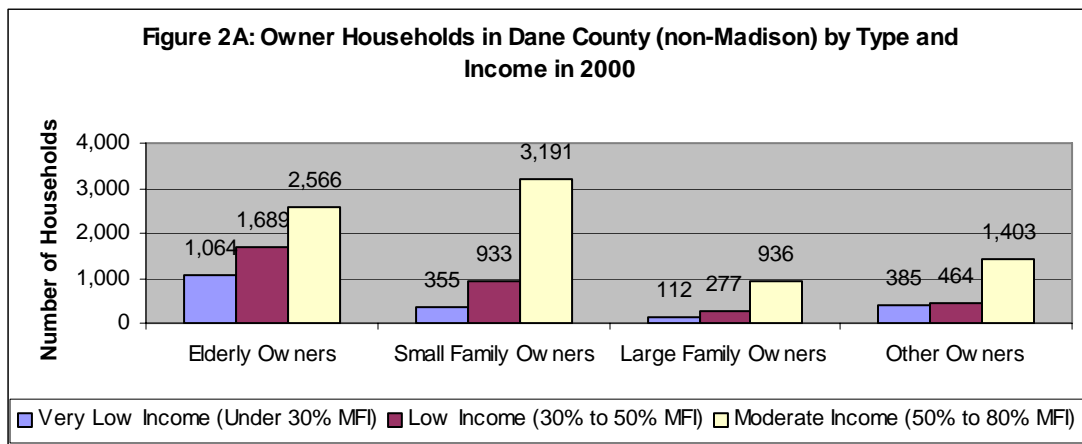
**Other Low -Income**

Data for the percentage of income that low-income renters and low-income owners pay for their housing is shown in the following sections.

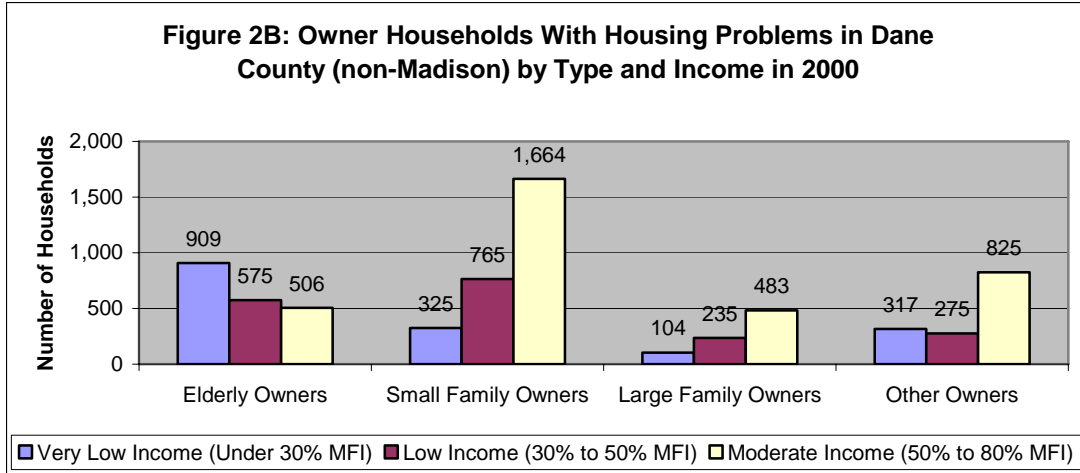
**Owner Housing**

Homeowners comprise 47 percent of low to moderate-income households outside Madison, or 14,896 households in Dane County outside Madison in 2000. Figures 2A and 2B show the distribution by elderly, family or other owner household type and three income levels from very low to moderate-income levels in Dane County outside Madison. Of about 14,188 County (non-Madison) homeowners with incomes below 50 percent of the median in 2000, 4,973 or 35% are elderly. For many of the low-income homeowners, housing affordability is a significant problem. Nearly 7,000 or 52% of moderate-to-low-income homeowners outside Madison paid more than 30 percent of their income for housing or had other housing problems, such as inadequate plumbing or kitchen facilities in 2000.

Many low to moderate-income homeowners, faced with more urgent financial needs, defer or forego needed home repairs. Dane County currently provides financial assistance to Project Home with CDBG, HOME, and general levy funds to rehabilitate homes owned by low-income persons in Dane County. Repair and maintenance assistance programs such as the Project Home program can reduce the housing costs and safety of low-income homeowners. A 2000 estimate states that 4 to 13 percent of housing units (4,000 – 11,000 units) in the county outside Madison are substandard and suitable for repair.

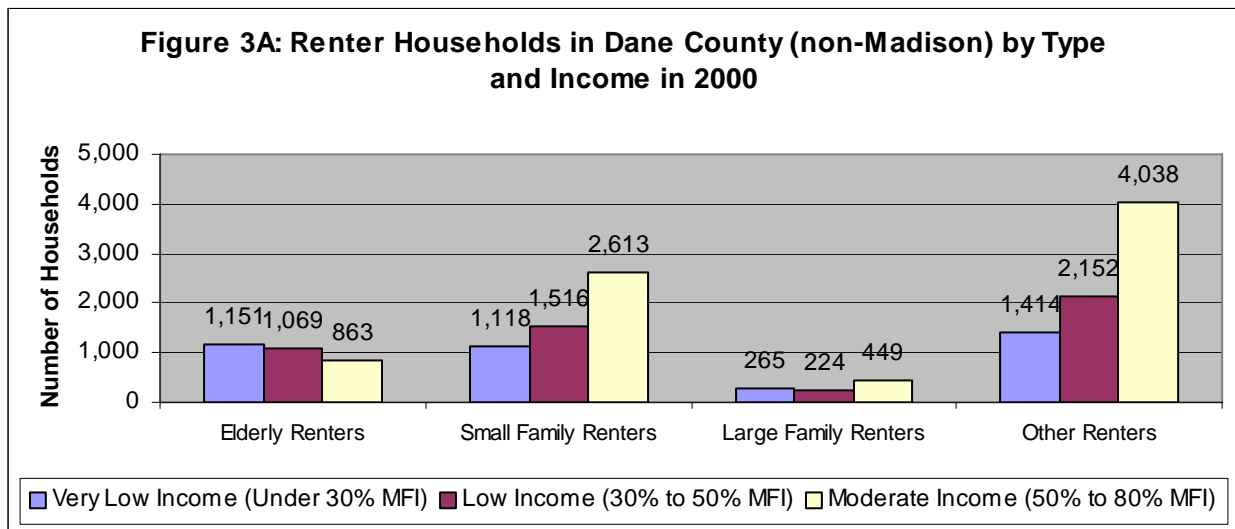


Home repairs could also take the form of modifications that make homes more accessible and usable for persons with disabilities and the elderly. Modifications such as ramps, grab bars, counter height adjustments and others can enable elderly and persons with disabilities to remain in their homes for longer periods and help them remain more self-sufficient. Dane County funds Independent Living, Inc. to provide services to help the elderly stay in their homes longer while Moving' Out, Inc helps the disabled obtain and maintain their housing. A total of 6,722 elderly and 13,863 people age 21 to 64 in Dane County outside Madison were disabled in 2000, many of whom could benefit from accessibility improvements. This number will grow as the population continues to age.



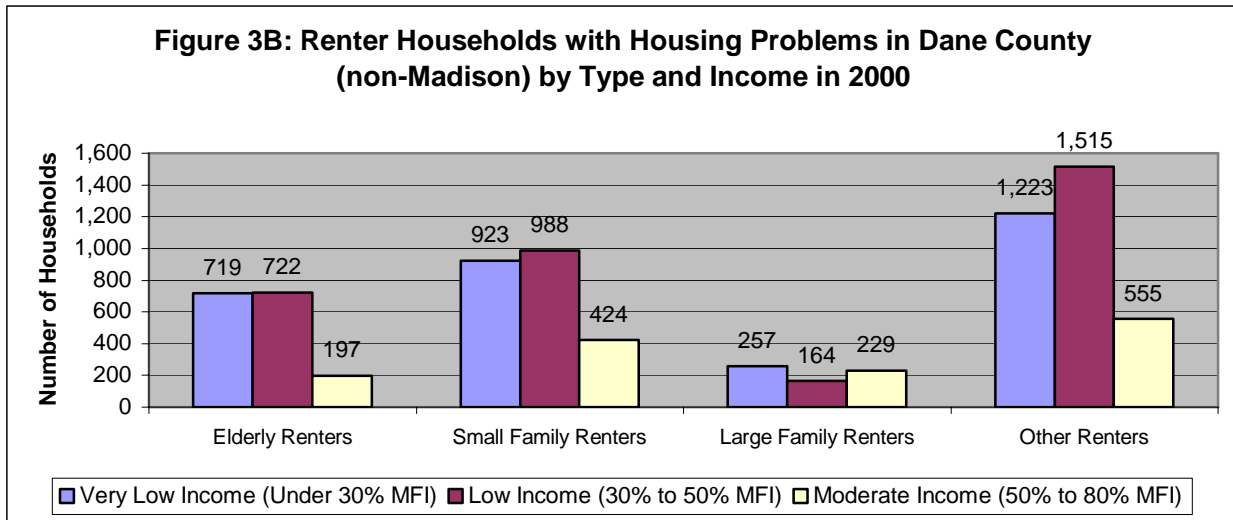
### Renter Housing

Most (63%) of the very low- and low-income households in Dane County outside Madison were renters (14,188 in 2000). Figures 3A and 3B show three lower-income renter groups in 2000. For most of the renters shown below, the primary need is for affordable rental housing. This is particularly true for the low and very low-income renters. According to HUD Census estimates for 2002, of renters (8,909) at or below 50% of Dane County’s median family income and 73% of them paid more than 30% of their household income for gross rent in 2000. About 18% of moderate-income renter households (7,963 households) in 2000 also paid 30% or more of their income to rent. For many low and some moderate-income renters, new affordable rental housing would be available if the housing was built with some form of public subsidy.



For renters with moderate-incomes, especially those above 70% of the area median, the prospect of becoming homeowners could become a reality with some added assistance. There were 16,059 moderate-income households in 2000 of which one half were renters. The prospect of home ownership is becoming unattainable for many families without financial assistance and counseling due to rising housing costs and the tightening credit market. Dane County currently provides down payment assistance to prospective homeowners under both the CDBG and HOME programs. Homebuyer

assistance programs outside the City of Madison are administered for the County by the Dane County Housing Authority and Movin' Out.



**Elderly and Persons with Disabilities**

There is also a particular need for rental housing to meet the special needs of some people such as the elderly and persons with disabilities. As noted above, the number and portion of elderly is increasing. As the population ages, their housing needs will also increase. According to the 2000 Census, about 34 % of persons age 65 or older had disabilities; or 6,722 elderly in Dane County outside Madison. Of the 15,022 elderly households in Dane County outside Madison, 3,628 or 24% had housing problems. About 10.6 percent of people age 21 to 64 had disabilities, or 13,863 people in Dane County outside Madison.

The projected number of people aged 65 or older in all of Dane County will increase by 82% between 2000 and 2020. Based on the 2000 disability rate, the number of adults age 65 or older with a disability and living in the community countywide are estimated to more than double in that same 20-year period. Older adults and people with disabilities share the desire to choose where they live and have various housing options available to them.

- 21. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

According to the CHAS data released in late 2003, 5,304 households (not individuals) in Dane County outside of Madison were Non-White or Hispanic. In 2000, a total of 36% (1,898) of all minority households had housing problems. Minority households make up 6.1% of the total households and 12.7% of the total households with housing problems.

## Priority Housing Needs 91.215 (b)

22. Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

Table 4 summarizes the County’s priority housing needs by income group and household type. High priority means that activities to address this need will be funded by the County with its CDBG and/or HOME funds during the period of this Consolidated Plan. Medium priority means that if sufficient CDBG and HOME funds are available, the County activities that may address this need may be undertaken. Low priority means that the County will not fund activities to address this need with CDBG or HOME funds, but will consider certifications of consistency for applications from other entities for federal assistance.

**Table 4:** Priority Housing Needs by Household Type and Income

Household Type	Household Income	# of Households with Any Problem	Priority Need
<b>Renter Households</b>			
Elderly	< 30% MFI	656	Medium
	31-50% MFI	665	Medium
	50-80% MFI	189	Low
Small Families (2-4 members)	< 30% MFI	810	Medium
	31-50% MFI	914	Medium
	50-80% MFI	387	Low
Large Families (5 or more members)	< 30% MFI	249	Medium
	31-50% MFI	150	Low
	50-80% MFI	892	Low
All Other	< 30% MFI	1,188	Medium
	31-50% MFI	1,478	Medium
	50-80% MFI	19,756	Low
<b>Owner Households</b>			
Elderly	< 30% MFI	873	High
	31-50% MFI	555	Medium
	50-80% MFI	476	Low
Small Families (2-4 members)	< 30% MFI	309	High
	31-50% MFI	704	Medium
	50-80% MFI	1,526	Low
Large Families (5 or more members)	< 30% MFI	88	Medium
	31-50% MFI	215	Medium
	50-80% MFI	405	Low
All Other	< 30% MFI	301	High
	31-50% MFI	245	Medium
	50-80% MFI	757	Low

Source: CHAS data

23. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-

income households.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

*Priority #1 Provide the assistance to enable very low to moderate income prospective homebuyers to purchase single-family housing units.*

Objective 1: Provide mortgage downpayment assistance to **75** very low to moderate-income home buyers.

Basis for Priority: Dane County Homebuyer Assistance Programs are very successful as demand continues to exceed available funding. Homebuyer assistance continues to be identified as a top priority. Homebuyer assistance was identified as a priority at the Consolidated Plan public hearing on April 23, 2003, as well as, the municipal and non-profit focus group meetings on May 21-22, 2003.

Potential Funding: Homebuyer assistance programs will continue to be funded by Dane County CDBG and HOME programs.

Potential Obstacles: Obstacles include demand exceeding supply of available funding and the current housing market instability.

*Priority #2 Encourage the development of owner-occupied affordable single-family housing units.*

Objective 2: Develop **40** affordable single-family housing units that will be occupied by low and very low-income households.

Basis for Priority: Since housing prices in Dane County have increased faster than household incomes, there is a great demand for affordable single-family housing units. This continues to be identified as a top priority.

Potential Funding: This priority will be funded with HOME funds.

Potential Obstacles: Obstacles include the demand for affordable single-family housing units continues to be greater than funding available and the high land and development costs associated with single family development in Dane County.

*Priority #5 Encourage the rehabilitation of low-income renter-occupied housing units*

Objective 5: Provide assistance to rehabilitate **20** units of affordable rental housing that will be occupied by low and very-low income persons.

Basis for Priority: This continues to be identified as a high priority in and also is consistent with the County's growth objectives. Much of the affordable rental stock in Dane County is aging and in need of some form of rehabilitation and generally it is less expensive to rehabilitate existing housing stock than to construct new.

Potential Funding: This is an eligible activity under both the CDBG and HOME programs.

Potential Obstacles: The primary obstacle is the greater demand for funding than actual dollars available.

*Priority #6 Encourage the rehabilitation of low-income single-family owner-occupied housing units.*

Objective 6: Rehabilitate **20** single-family homes that are occupied by low and very low-income households.

Basis for Priority: The Dane County Single Family Housing Rehabilitation Program has proven very successful and there is a great demand for funding under this program. Single-family housing rehabilitation assistance continues to be identified as a priority.

Potential Funding: The Dane County Single Family Rehabilitation Program will be funded with CDBG and HOME funds in addition to County levy.

Potential Obstacles: Since there is greater demand for project funding than actual dollars available, available funding is a potential obstacle.

*Priority #7 Encourage the construction of new rental housing for low and moderate-income persons.*

Objective 7: Assist in the development of 40 units of rental housing for low and moderate-income persons.

Basis for Priority: The Consolidated Plan renter housing analysis identifies this need and it has been identified as having a “medium” priority during the citizen participation process.

Potential Funding: Dane County HOME funds, Section 42 Housing Tax Credits, WHEDA financing, and private sources of funding can be used for this priority.

Potential Obstacles: Obstacles include the difficulty in obtaining and coordinating various types of funding to construct new affordable rental housing and the potential for neighborhood opposition to this type of housing.

24. Identify any obstacles to meeting underserved needs.

## Housing Market Analysis 91.210

*Refer to the Housing Market Analysis Table in the Needs.xls workbook*

25. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

### General

The focus of this Consolidated Plan is on the housing and community development needs of low and moderate-income residents in the communities participating in the Dane County Urban County Consortium program and on strategies to address the identified priority needs. To more fully understand these needs, this section of the Consolidated Plan examines key demographic, economic, and housing trends that shape Dane County’s approach to housing and community development challenges.

Dane County is a south central Wisconsin county about 120 miles northwest of Chicago and 65 miles west of Milwaukee. Its 2006 population was 463,826, an increase of almost 9% over 2000. The demographic makeup includes with 87% White, non-Hispanic, 4.3% African-American, 3.9% Asian, 0.3% American Indian and 4.7% Hispanic or Latino. Dane County remains one of Wisconsin’s fastest growing counties and its third wealthiest county.

**Table 4:** Population Demographics

Population	City of Madison				Dane County (excluding Madison)			
	2000	2006	% of Total	% Change 2000-2006	2000	2006	% of Total	% Change 2000-2006
Total	208,054	214,098	41.2	2.91	218,472	249,728	53.8	14.3
White, non-Hispanic	170,509	165,882	77.5	-2.71	202,088	227,258	92.5	12.5
Non-White, non-Hispanic	29,033	35,207	16.4	21.3	16,384	13,929	5.6	-15.0

**Table 4: Population Demographics**

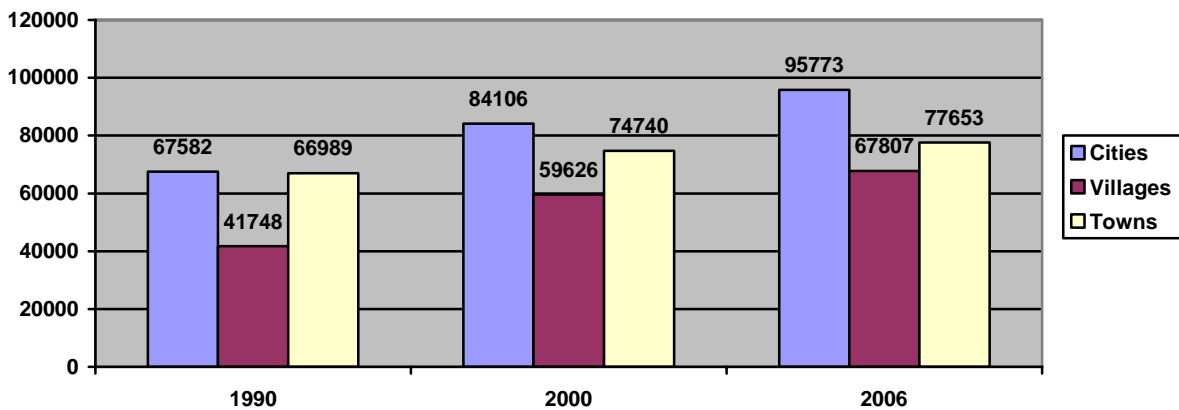
Population	City of Madison				Dane County (excluding Madison)			
	2000	2006	% of Total	% Change 2000-2006	2000	2006	% of Total	% Change 2000-2006
Hispanic of any race	8,512	13,009	6.1	52.8	5,875	8,541	3.4	45.4
Persons age 65 and Older	19,184	21,182	9.9	10.4	20,685	23,107	9.3	11.7

Source: U.S. Census Bureau (2000 data and ACD, 2006) and *Dane County Regional Trends*, Dane County Planning and Analysis

Dane County contains 61 local units of government: 8 cities, 19 villages and 34 unincorporated towns; 3 villages and a city are partially in the county. In 2002, the county's 12,380 businesses and the public sector provided 288,575 jobs and the 2006 unemployment rate was 3.2% well below the national average of 4.6%. The City of Madison makes up 46% of Dane County's population; 68% of its minority population; 49% of its housing stock (including almost 61% of its multiple family housing) and 75% of its private jobs.

The population in Dane County continues to grow and become more dispersed. As with national trends, it is also growing older on average and more diverse racially and ethnically. Figure 4 shows the population increase from 1990 to 2006 in cities (except Madison), villages, and towns.

**Figure 4: Dane County (non-Madison) Population: 1990 - 2000**

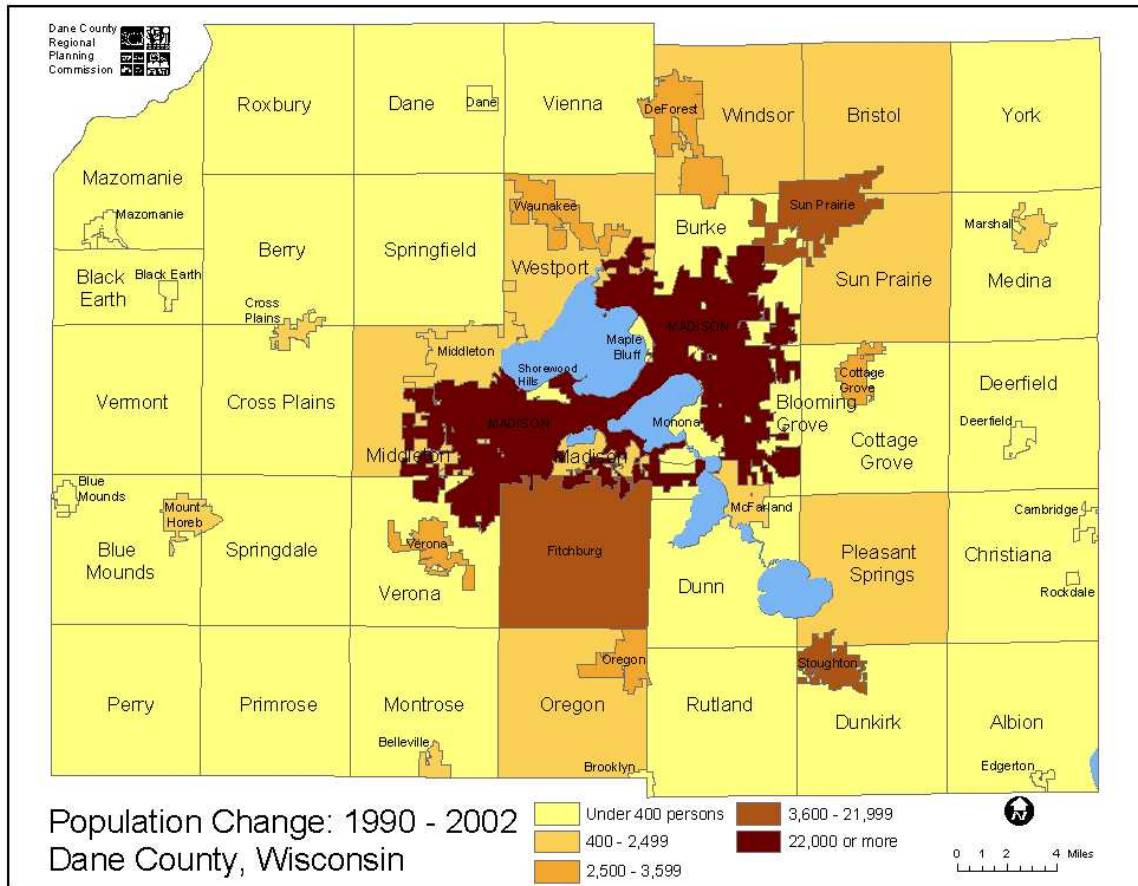


The Dane County population is 464,513 in 2006 according to Wisconsin Department of Administration. The total County population has grown 8.9% since 2000. Small cities have grown the fastest, growing 13.9% since 2000 (adding 11,702), villages are next 13.7% (8,181), then the City of Madison 7.3% (15,226) and lastly towns at 3.8% (2,878). The communities with the highest growth rate from 2000-2006 include: Village of Brooklyn (Dane County part) 54.2%, City of Verona (39.6%), Village of Cottage Grove (27.8%), City of Sun Prairie (23.6%), and the Town of Bristol (23.4%). Forty-eight percent of residents reside in Madison. The remaining 52% reside outside the city of Madison: 20.6% in cities, 16.7% in towns, and 14.6% in villages. The population of Dane County is expected to increase by 36% between 2000-2030 to 579,450.

As the population in Dane County outside the City of Madison grows, it is also becoming older, on average, and more diverse. The median age increased from 32.2 in 1990 to 35.7 in 2000 while the share of the population age 65 or older increased from 9.5 percent to 11.71% of the total population from 2000-2006. From 2000-2006, the number of non-White, non-Hispanics in Dane County actually decreased while the number of Hispanics increased 45%.

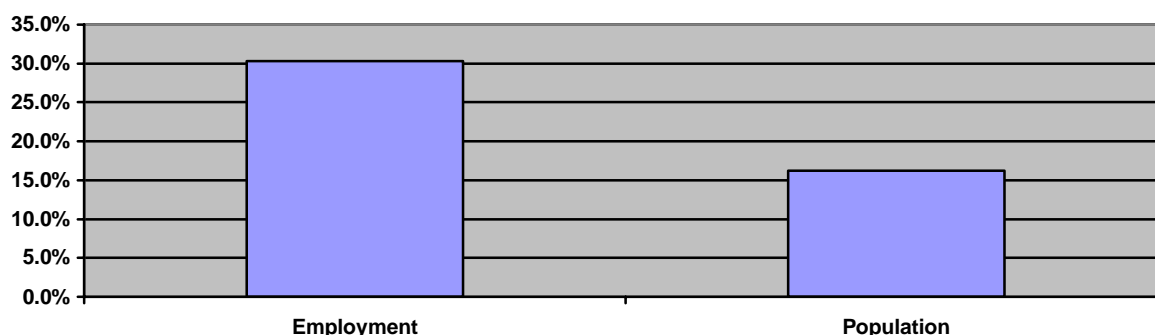
More recent evidence suggests that the trend towards greater diversity is accelerating. Dane County’s children are notably more ethnically diverse than its adults. In 2000, fully 19% of children were ethnic minorities, compared to only 11% of all adults. Reflecting long-term trends, ethnic diversity among children will continue to increase, as birth rates for ethnic minorities in Dane County account in 2004 accounted for almost 24% of all births; in 1990, this rate was less than 10%. Hispanics currently make up the largest percentage live births after whites (76.6%) at 9.1%, followed by Black (7.3% and Asian (6.2%). Dane County Department of Human Services has also seen steadily increasing ethnic diversity among the Department’s programs that serve young families.

**Map 5: Population Change in Dane County: 1990 – 2002**



Dane County’s natural population growth (births>deaths) will continue to increase due to rising number of births while the pace of in-migration is expected to decrease. Much of the County’s population growth can be attributed to strong growth of the regional economy. The regional economy remains somewhat insulated from the slowing national economy. The number of jobs in (all of) Dane County has been growing faster than the population, as shown in Figure 5. In 1990 there were 221,525 jobs in Dane County. By 2000 that number grew 30 percent to 288,575.

**Figure 5: Dane County Population and Jobs Percentage Increase: 1990 - 2000**



Job growth outpaced population growth in the county which has significantly affected the labor market. First, the labor market has remained very tight as unemployment fell from 2.6 percent in 1990 to 1.4 percent in 1999 and then rose to 2.7 percent by 2002. In 2006, the employment rate in Dane County was 3.2%, well below the national average of 4.6%. Second, the percent of the total population of all ages participating in the labor market (employed or looking for work) increased from 60 percent in 1990 to 62 percent in 2002, which is higher than state and national averages. Third, the number of people commuting to Dane County from surrounding counties increased from 18,860 workers in 1990 to 33,850 in 2000, an 80% percent increase. Most economic activity and jobs (64%) in the county are concentrated in the City of Madison. However, much of the recent job growth is occurring outside Madison.

The strong regional economy has a base of employment in government and education, as Madison is the state capitol and the home of the University of Wisconsin’s main campus. This tends to insulate the economy from the effects of the slowing national economy. The University in particular contributes in many ways to the local economy, most notably through its efforts to spin off high technology and biotechnology companies

Recent growth, however, has been concentrated in the private sector. Government employment has declined as a share of the total from a third in 1980 to about one-fourth in 2002. Service employment (28% of county total) is a strong contributor, particularly business and health services. Manufacturing (10%) and Finance, Insurance and Real Estate (8%) employment also contribute significantly to the local economy.

Dane County’s (outside the City of Madison) housing stock in 2006 was 104,491 units, an increase of 16,446 (18.68%) over 2000, reflecting the housing boom of the earlier part of the decade. Of these units, 64% were single-family units and the owner occupancy rate was 66.74%.

**Table 5: Housing Type**

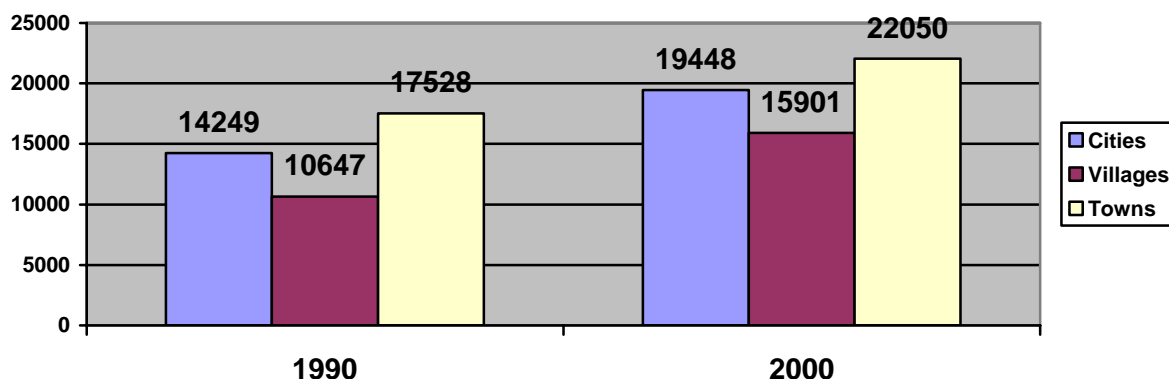
Population	City of Madison				Dane County (excluding Madison)			
	2000	2006	% of Total	% Change 2000-2006	2000	2006	% of Total	% Change 2000-2006
Housing Units	92,353	103,388	49.7	12.0	88,045	104,491	50.3	18.7
Single-Family Units	40,338	45,115	43.6	11.8	56,292	66,971	64.1	19.0
Two + Family Units	52,105	58,273	56.4	12.0	31,753	37,520	35.9	18.2

Source: U.S. Census Bureau (2000 data and ACD, 2006) and *Dane County Regional Trends*, Dane County Planning and Analysis

## Findings – Owner Housing

The strong economy also fuels a strong regional housing market. The number of owner housing units in Dane County outside the City of Madison increased 35 percent from 42,424 in 1990 to 57,399 in 2000. The figure further increased to 69,741 in 2006. Figure 6 shows the increase in owner housing by tenure from 1990 to 2000 in Dane County and non-Madison communities. Almost all of these units are single-family houses. The average number of persons for owner households dropped from 2.76 in 1990 to 2.61 in 2000. Smaller household size is another factor contributing to the strong housing market earlier in the decade.

**Figure 6: Dane County (non-Madison) Owner Housing: 1990 - 2000**



Growing population and housing demand has contributed to rising housing costs. In all Dane County communities outside the City of Madison, housing prices have increased 88 percent from 1990 to 2000. Median home values in 2006 were \$225,700, a 54% increase over the 1999 value of \$146,600

Key factors contributing to rising housing costs are increasing land acquisition and land development costs, local land regulations, and community resistance to higher density. According to the Wisconsin Agriculture Statistics Service, the price agricultural land sold for non-agricultural uses in Dane County quadrupled from \$2,072 per acre in 1990 to \$11,177 in 2000. During the same period, lot development costs increased from about \$10,000 per acre to more than \$30,000 per acre in 2000. This increased demand is caused by growing population combined with stricter land use regulations, including storm water management costs and higher park fees and dedications of land to municipalities by developers.

Another aspect of the housing market is the condition of the housing stock. One key indicator of condition is the age of the housing. In 2000, 11,555 units, or 13 percent of the housing stock in Dane County outside the City of Madison, was built before 1940. A second indicator is home value. In 2000 about 4.4 percent of owner-occupied homes were valued below 50 percent of the median home value. Thus, about 4.4 to 13 percent of the housing stock is potentially in poor condition and suitable for rehabilitation.

## Owner Housing Market and Inventory

The population is growing rapidly in Dane County outside the City of Madison. It is also becoming older, on average, and more racially and ethnically diverse. The strong regional economy is generating jobs faster than the population is growing, resulting in a tight labor market. While most economic activity is centered in Madison, outlying communities in Dane County have experienced

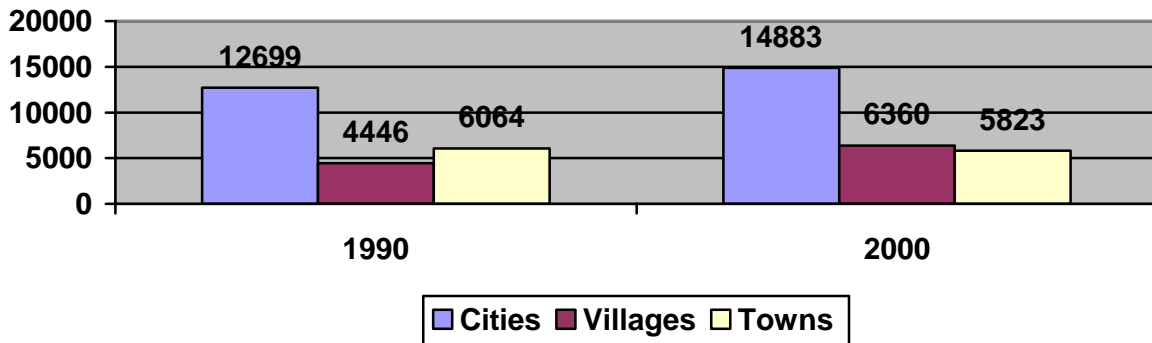
more rapid economic growth in recent years, reflecting a general dispersion of population and jobs in the region. Population growth and shrinking household size also fuel vibrant growth in home construction and housing units. However, rising land and development costs, combined with local building regulations, have contributed to average housing prices increasing faster than average incomes and this aggravates issues of housing affordability for people with low and moderate-incomes. The strong economy presents opportunities to use market forces to meet the economic needs of low to moderate-income people, but it also brings impediments in the form of rising housing costs.

### Findings – Renter Housing

The strong economy also fuels a strong regional rental housing market. The number of housing units in Dane County outside the City of Madison increased 17 percent from 23,209 in 1990 to 27,066 in 2000. Figure 6 shows the increase in renter housing during this period in Dane County and non-Madison communities. Most of the housing occupied by renters is multi-family units.

Smaller household size is another factor contributing to the strong housing market. If household size continues to decline, the demand for additional housing will grow faster than the population.

**Figure 6: Dane County (non-Madison) Renter Housing: 2000**



Growing population and housing demand have contributed to rising housing costs. In all Dane County communities outside the City of Madison, median gross rents increased from \$410 to \$636 from 1990-2000. County median incomes rose similar to the increase in rent, during this tie.

Key factors contributing to rising housing rental costs are land development costs, local land regulations, and community resistance to rental housing. Community resistance to renter-occupied and multi-family housing can contribute towards diminishing the supply of rental housing, even when allowed by local zoning and subdivision ordinances. The strong regional economy can also bring with it the key impediment of rapidly rising land and housing costs. High housing costs make it more difficult to meet the affordable housing needs of low and moderate-income people as higher end rental housing is developed as a result.

### Renter Housing Market and Inventory

The population is growing rapidly in Dane County outside the City of Madison. It is also becoming older, on average, and more racially and ethnically diverse. Outlying communities in Dane County have experienced more rapid economic growth in recent years, reflecting a general dispersion of

population and jobs in the region, helping to contribute to a strong regional economy. Population growth and shrinking household size have also fueled growth in housing construction. Rising development costs, combined with the difficulty of rezoning for rental housing, have contributed to average rents increasing faster than average renter's incomes. This directly impacts housing affordability for people with low and moderate-incomes.

### Housing Stock for Elderly and Persons with Disabilities

There is also a particular need for rental housing to meet the special needs of some people such as the elderly and persons with disabilities. As noted previously, the number and portion of elderly is increasing. As the population ages, their housing needs will also increase. According to the 2000 Census, about 34 % of persons age 65 or older had disabilities; or 6,722 elderly in Dane County outside Madison. Of the 15,022 elderly households in Dane County outside Madison, 3,628 or 24% had housing problems. About 10.6 percent of people age 21 to 64 had disabilities, or 13,863 people in Dane County outside Madison.

The projected number of people aged 65 or older in all of Dane County will increase by 82% between 2000 and 2020. Based on the 2000 disability rate, the number of adults age 65 or older with a disability and living in the community countywide are estimated to more than double in that same 20-year period. Older adults and people with disabilities share the desire to choose where they live and have various housing options available to them.

### Housing Stock for Persons with AIDS and Their Families

The Rodney Scheel house includes 23 apartments for those living with HIV and their families.

- 26. Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

No estimate is readily available for the number of vacant or abandoned buildings and whether these units are suitable for rehabilitation.

- 27. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

There are presently 3,312 federally assisted housing units in Dane County outside the City of Madison. This includes the following:

	<u>No. Units</u>
Section 42: Low Income Tax Credit Housing	1,280
Section 8: New Construction and Substantial Rehab	370
Section 515: Rural Economic Community Development	380
Public Housing	122
<u>Section 8: Housing Choice Voucher</u>	<u>1,160</u>
Total Dane County, outside the City of Madison	3,312

The public housing units include the 86 units the Dane County Housing Authority (DCHA) owns and operates located in Sun Prairie (28 units), Stoughton (30 units), Village of Mazomanie (20 units) and Monona (8 units), and thirty-six units operated by the Village of Deforest Housing Authority.

There continues to be a great need for the Section 8 Housing Choice Voucher Program administered by the Dane County Housing Authority (see Map 4 for exact locations of these vouchers). In July 2007, DCHA opened the waiting list for the program and closed it in October 2007 after receiving over 2000 applications for assistance. It remains closed to accepting new applications.

### Specific Objectives/Housing 91.215 (b)

Note: Each specific housing objective must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

28. Identify each specific housing objective by number (DH-1, DH-2, DH-2), contain proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.

*Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.*

Table 2 outlines each specific housing objective by number along with the proposed accomplishments and outcomes that Dane County hopes to achieve.

29. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Dane County expects to receive a total of \$1,681,729 in new Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and American Dream Downpayment Initiative (ADDI) entitlement grant funding to carry out its planned activities on an annual basis.

Grant	Annual Allocation
CDBG	\$1,125,511
HOME	\$548,775
ADDI	\$7,443
Total	\$1,681,729

According to Carolyn Parham, Director of the Dane County Housing Authority, federal funding for the Section 8 Housing Voucher Choice rental assistance will be about \$7 million dollars (housing assistance payments and administrative fees) and funding for the public housing program is expected to be about \$262,000 (operating subsidy and capital improvements).

Funds used to provide public housing and housing vouchers for the 3,312 federally assisted housing units in Dane County outside the City of Madison derive from:

Program	Units
Section 42: Low Income Tax Credit Housing	1,280
Section 8: New Construction and Substantial Rehab	370
Section 515: Rural Economic Community Development Public Housing	380
Section 8: Housing Choice Voucher	1,160
Total Dane County, Excluding City of Madison	3,312

In addition the County expects in 2009 to:

Receive \$734,800 in HUD Shelter Plus Care funds. Funding is passed through to Housing Initiatives, Inc. for rental assistance for homeless persons who have a serious and persistent mental illness. Goals are to provide residential stability, to increase skill level and/or income, and to increase self-determination.

Earmark approximately \$1.5 million in local General Purpose Revenue (County levy) funds to address housing and homeless support. These funds are administered by the Economic Assistance and Work Services Division of the Dane County Department of Human Services. Funds are distributed to purchase of service (POS) agencies in Dane County to provide short-term emergency shelter for homeless individuals and families and to assist families in securing permanent housing in the community. (Persons served may also be in the City of Madison). Funds are provided to:

- Interfaith Hospitality Network - \$20,200 to provide emergency shelter and meals, a day center, and housing counseling.
- Porchlight, Inc. - \$144,351 for the provision of overnight shelter, food, clothing, personal items, and advocacy services for homeless men.
- Salvation Army - \$747,581 for the operation of an on-site family and women emergency homeless shelter and a motel, food, and transportation voucher program for those persons housed off-site. This includes case management services.
- Tenant Resource Center - \$106,623 for the provision of housing counseling, referral services, mediation, and advocacy services to individuals in search of housing or in need of eviction prevention. This includes staffing a housing kiosk at the Dane County Job Center that provides information about available housing to the public.
- Young Women's Christian Association (YWCA) - \$144,495 for the provision of housing for homeless and transient women and families. This includes case management services.

Distribute state and local funds of/toward (estimated, based on 2008 Adopted Budget):

- \$9.9 million in Long-Term Care funds for supportive home care services. Services are provided to persons throughout Dane County, including the City of Madison.
- \$5.2 million in residential supports for persons with a mental illness. This includes funding for adult family homes, community-based residential facilities (CBRF), transitional living environments, group homes, and other residential support to enable persons to reside in the community. Services are provided to persons throughout Dane County, including the City of Madison.
- \$38.9 million toward purchase of service and self-directed (SDS) residential supports for persons with developmental disabilities. This includes funding toward supportive home care services, adult family homes, and other supports to enable persons to reside in their own homes. Services are provided to persons throughout Dane County, including the City of Madison.

30. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

Dane County has been somewhat fortunate in that the housing market has been responsive to the

needs within the County. The CDBG Program will continue to monitor the waiting lists for subsidized rental units, examine the data on the construction of new units, gather information from building inspectors and others regarding the quality of the existing rental housing stock. This information will be used in the development of the annual action plans.

31. If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.

Dane County does not intend to use HOME funds for tenant-based rental assistance.

### **Needs of Public Housing 91.210 (b)**

32. In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including
- the number of public housing units in the jurisdiction,
  - the physical condition of such units,
  - the restoration and revitalization needs of public housing projects within the jurisdiction,
  - the number of families on public housing and tenant-based waiting lists and
  - results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

*The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

#### Dane County Housing Authority

The Dane County Housing Authority (DCHA) is governed by a five-member Board of Directors and appointed by the Dane County Executive. Aside from this appointing authority, Dane County has no organizational relationship with DCHA regarding hiring, contracting and procurement, provision of services, or review of proposed development sites. Any demolition or disposition of publicly owned housing developments within the unincorporated areas of the county is subject to County zoning regulations.

DCHA owns 86 units of public housing outside the City of Madison, 370 units in the Section 8 Moderate Rehabilitation Program, and 380 units of Section 515 through Rural Economic Community Development Services. The DCHA also provides a total of 1,160 Section 8 housing vouchers to eligible low-income households in Dane County (see Map 4).

The following types of public housing are available:

#### City of Sun Prairie – 28 Units

- (6) 2 bedroom units (duplexes)
- (18) 3 bedroom units (duplexes)
- (2) 4 bedroom units (duplexes)
- (2) 5 bedroom units (duplexes)

City of Stoughton – 30 Units

- (14) 1 bedroom units (elderly building)
- (6) 2 bedroom units (duplexes and/or townhouses)
- (8) 3 bedroom units (duplexes and/or townhouses)

- (2) 4 bedroom units (duplexes and/or townhouses)

Village of Mazomanie – 20 Units

- (10) 1 bedroom units (elderly)
- (6) 2 bedroom units (duplexes and/or townhouses)
- (3) 3 bedroom units (townhouses)
- (1) 4 bedroom unit (townhouse)

City of Monona – 8 units

- (4) 2 bedroom units (single family houses)
- (4) 3 bedroom units (single family houses)

The DCHA also owns a 16-unit elderly/disabled building in the Village of Cross Plains. The development known as Valley View Apartments was completed in 1980. Project development funding came from Rural Development (formerly known as the Farmer's Home Administration). Rent assistance is provided to the residents with funds provided by the Department of Housing and Urban Development.

The units are older stock but generally considered to be in pretty good condition.

The DCHA is in the process of putting together a long-term physical needs assessment plan. There are no major systems problems, such as heating, structure, or roofing problems. They would like to improve energy efficiency and plan to implement the recommendations from their energy audit.

There are 2,668 families on the public housing and tenant based waiting lists. 668 for public housing and 2,000 for Section 8 tenant-based housing. The waiting list was opened in July, 2007 and closed in October, 2007.

The results from the Section 504 needs assessment of public housing found that 8% of the DCHA family units are accessible, the elderly buildings (24 units) both the buildings, common areas, and units are accessible. An elevator was installed in a 2-story elderly building for accessibility. (We only have the one 2-story building in Public Housing)

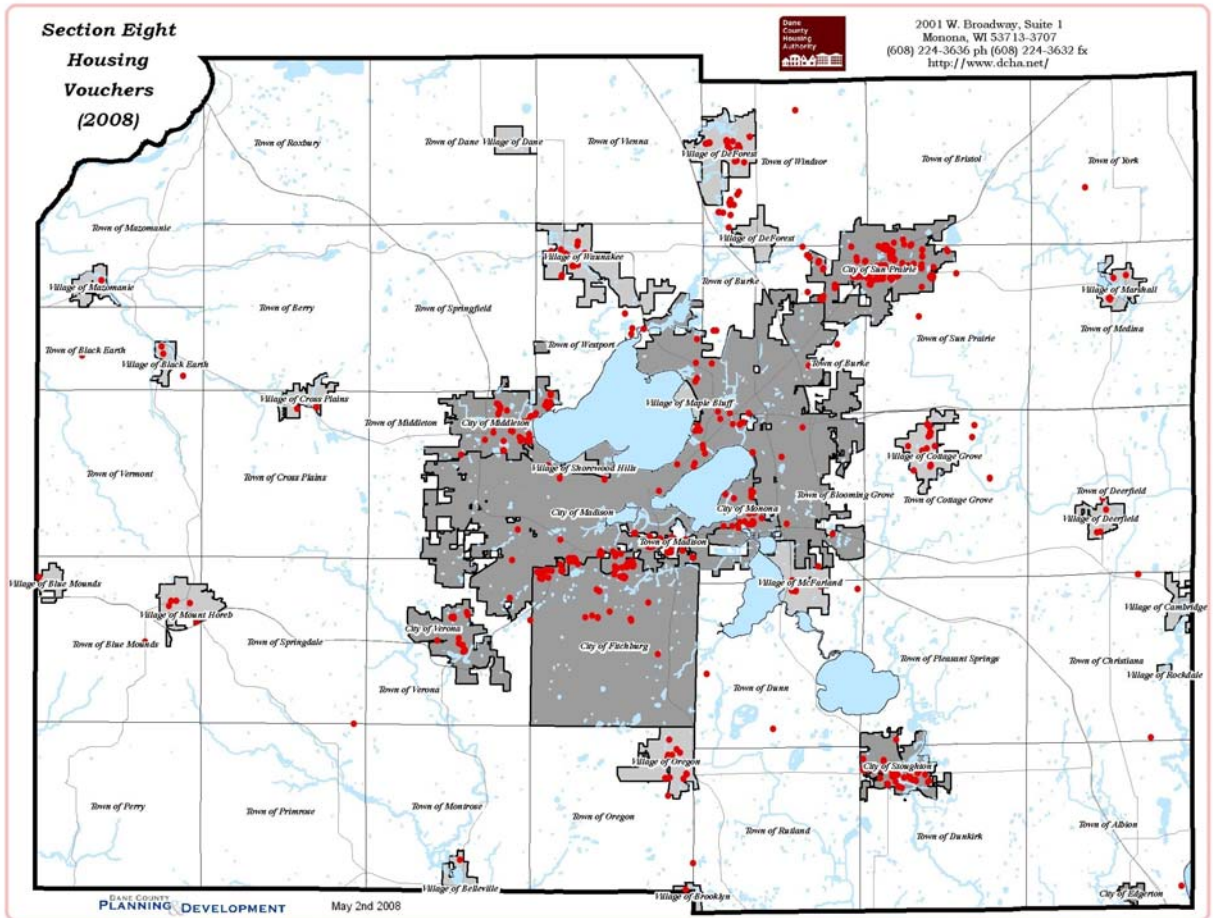
DeForest Housing Authority

The DeForest Housing Authority operates 36 units of public housing including 32 one-bedroom units for Seniors and persons with disabilities and 4 two-bedroom duplexes for families. Within the past ten years, the one-bedroom units have received a new roof, windows, and siding. This past Spring the boiler was replaced. As the units have no overhead lights, by the Spring, 2009 it is planned to install ceiling fans with lights in the kitchens and bedrooms. All units are considered to be in good physical condition.

There are 14 applicants on the waiting list for the one-bedroom units. The average wait is 12 to 18 months. There are 10 applicants on the waiting list for the two-bedroom duplexes where the wait runs 3-5 years.

The building with the one-bedroom units is accessible – meaning a single story with no steps. There are four (4) units that are handicapped accessible with roll-in showers, accessible appliances, and lowered countertops.

**Map 6: Locations of Section 8 Vouchers in Dane County in 2008**



## Public Housing Strategy 91.210

33. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).

The Dane County Housing Authority (DCHA) continues to serve this population by giving preference to families that have a rent burden (paying 50% or more of gross income for rent and utilities), displaced (according to HUD definition, and those living in substandard housing (according to HUD definition) this includes homeless. At least 40% of Public Housing residents are at or below 30% of the area medium income limit and 75% of new admitted families to the Section 8 program are at or below 30% of the area median income.

34. Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.

The Dane County Housing Authority (DCHA) is in the process of putting together a long-term physical needs assessment plan. There are no major systems problems, such as heating, structure, or roofing problems. Energy audits are conducted every five (5) years and they plan to continue working with Project Home for weatherization services.

The DeForest Housing Authority indicates that there are no revitalization and restoration needs that have not already been addressed. To improve the management and operation of public housing the 3-member staff take classes.

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

DCHA has worked to make their units as desirable as those in the private sector. It is important that the residents have pride in where they live. We have accomplished this by installing air conditioning, upgrading kitchens (including dishwashers), and bathrooms. Providing better lighting for security. We want to remove any feel of living in a "public or subsidized property". Many of our units are scattered site housing, integrated into neighborhoods and not recognizable from the other housing.

The DeForest Housing Authority holds monthly meetings with the residents in the Senior building to discuss their needs and plans. The building is adjacent to the Senior Center with which the Housing Authority works closely.

36. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

Through the Housing Choice Voucher Program, DCHA administers a Homeownership Program to transition renter households to homeowners. The DCHA relies on the HCV dollars to reduce monthly homeownership expenses and the CDBG and HOME funded down payment and closing cost program to provide enough subsidies to bridge the gap between the cost of housing in Dane County and the homeowner's ability to pay.

37. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

Neither the Dane County Housing Authority or DeForest Housing Authority is deemed "troubled" by HUD nor are they performing poorly.

### **Lead-based Paint 91.215 (g)**

38. Estimate the number of housing units\* that contain lead-based paint hazards, as

defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

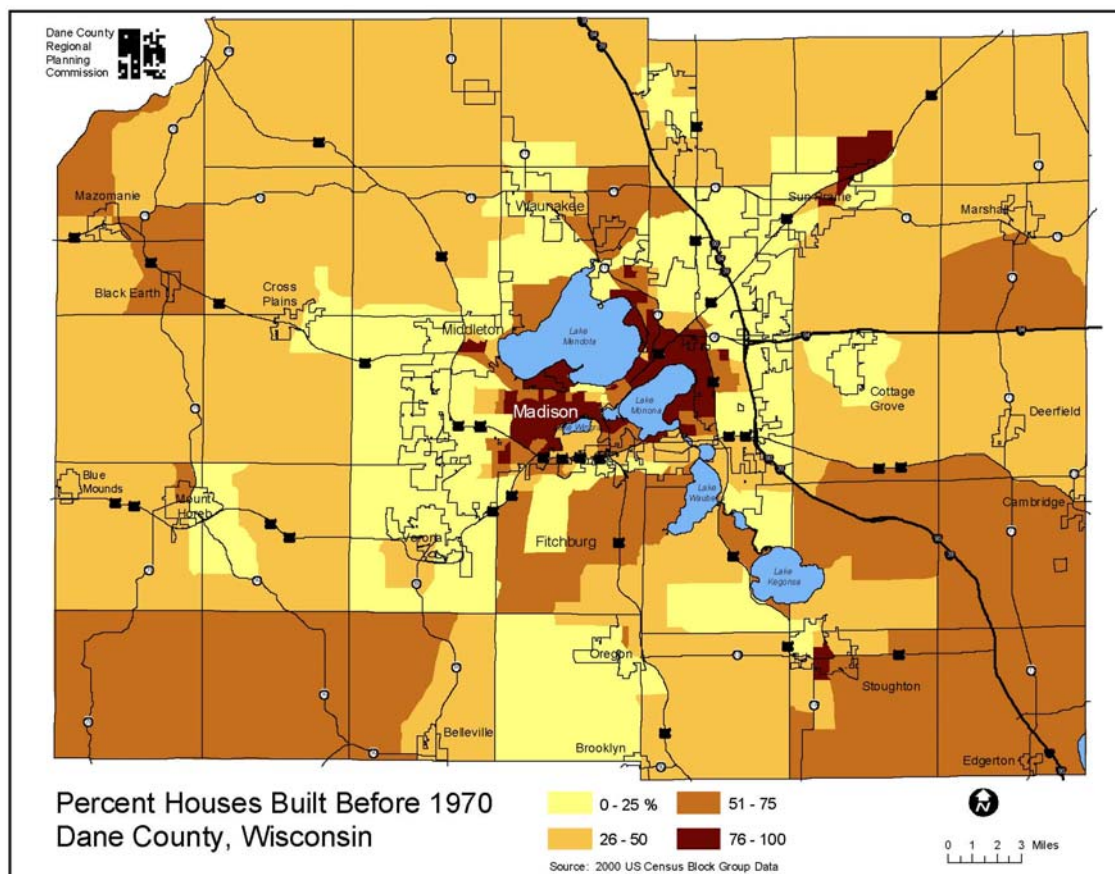
*\* If using the CPMP Tool, this number can be provided on the Housing Needs Table in the Needs.xls file.*

Based on the 2000 Census data, approximately 20% of homes in Dane County were built prior to 1950 when lead-based paint was used in the interiors of homes. Between 1950 and 1978 lead-based paint was used primarily in the exterior of homes. Table 6 shows the number of homes built in selected year ranges while Map 7 indicates the concentrations of homes built prior to 1970.

Table 6: Year Structure Built (Outside Madison)

Year Structure Built	Number	Percent
1999 to March 2000	3,359	3.8%
1995 to 1998	9,714	11.0%
1990 to 1994	10,186	11.6%
1970 to 1979	19,864	22.6%
1960 to 1969	11,088	12.6%
1940 to 1959	9,704	11.0%
1939 or earlier	11,555	13.1%
Total	88,045	
Source: U.S. Bureau of the Census, Census 2000		

**Map 7: Concentration of Home Built Prior to 1970**



39. Describe the jurisdiction’s plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

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

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

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

Through the City and County Board of Health Environmental Health Division, community education programs are provided. The Environmental Health Specialist provides community education

programs in conjunction with (Women, Infants, and Children) WIC Clinics held throughout the County. These provide an opportunity for parents to bring in paint samples, toys, and other items for lead paint testing. Evaluation of homes of children found to have elevated blood lead levels, as well as, consultation for renovation and remodeling are provided through this program.

## **Barriers to Affordable Housing 91.210 (e) and 91.215 (h)**

40. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

There is an emphasis in Dane County on the development of housing on infill sites to create additional units of affordable housing. Although infill development can reduce sprawl and preserve prime agricultural farmland, it is often more expensive to develop than greenfield development. This is due to the costs of assembling parcels, the potential for environmental remediation, the potential for lead based paint hazards, and the costs of tearing down or rehabilitating older buildings.

Another barrier to affordable housing is the fact the housing costs in Dane County continue to rise at a disproportionate rate to family income, even with the current housing market slowdown. Federal assistance under the CDBG and HOME programs to develop units of affordable housing is woefully lacking to meet the demand for such housing. The United Way has identified for every 10 subsidized-apartment applications, there are only four apartment units available in Dane County. Of the nearly 85,000 households living at 80% or below the median income, more than 9,000 families are living in subsidized units. In addition, 11,146 of these families have the burden of paying more than 30% of their income on housing. Dane County needs an additional 11,146 affordable, potentially-supported apartment units to close the affordable-housing gap.

As a result, efforts must be made to enlist the private sector, non-profit sector, charitable foundations, and employers. In 2007, the Dane County Human Needs Committee of the County Board appointed an Affordable Housing Trust Fund Subcommittee. This committee, comprised of experts in the housing field, was charged with recommending options for funding of an affordable housing trust to develop affordable housing in Dane County.

Still another barrier to affordable housing is the permitting and zoning process in Dane County, which often can be long and arduous, thus increasing costs to the developer. Dane County is working on streamlining the process to make the process more user-friendly.

41. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

In November 2007, Dane County passed the Dane County Comprehensive Plan that included a Housing Chapter that outlined goals, objectives, policies, and programs that Dane County could pursue to promote a range of housing choices for residents of all income levels, age groups, and needs. This portion of the Comprehensive Plan may be found at:

[http://danedocs.countyofdane.com/webdocs/PDF/PlanDev/ComprehensivePlan/CH2\\_Housing.pdf](http://danedocs.countyofdane.com/webdocs/PDF/PlanDev/ComprehensivePlan/CH2_Housing.pdf)

The full plan may be linked from: <http://www.daneplan.org/plan.shtml> The Plan outlines the strategies Dane County intends to undertake to remove or ameliorate barriers to affordable housing.

## Fair Housing/Analysis of Impediments

42. The jurisdiction must certify that it has completed an analysis of impediments to fair housing choice, and that it is taking appropriate actions to overcome the effects of any impediments identified through that analysis, and that it maintains records reflecting the analysis and actions in this regard. The jurisdiction is not required to submit the analysis as part of the consolidated plan.

An update to the Analysis of Impediments to Fair Housing Choice was prepared in conjunction with the 2004-2008 Consolidated Plan. Dane County, through its Office of Equal Opportunity, supports a broad range of fair housing activities to reduce any barriers identified in the Analysis of Impediments to Fair Housing Choice. This office is responsible for the enforcement of federal equal opportunity laws, state statutes and County ordinances. It works closely with the Dane County Corporation Counsel to ensure that education, outreach and enforcement of the Dane County Fair Housing Ordinance takes place.

## Monitoring 91.230

43. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

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

Ensuring that the subrecipients are aware of the expectations begins with the application process and is formalized through the contractual process. Technical assistance is provided to all applicants and subrecipients upon request. In 2008, Dane County began using more detailed contracts that detail the rules and regulations applicable to all HUD funded CDBG and HOME programs and are customized to identify the rules, regulations, and performance expectations related to each funded activity. Individual meetings are held with subrecipients to discuss the contracts and to respond to any questions and to identify any needed technical assistance. In addition, copies of the handbook *Playing By the Rules* was distributed to all CDBG funded subrecipients.

Expenditures of funds are also monitored. Invoices must be approved by the CDBG/HOME Program Specialists. Approved expenditures are processed by the Accountant assigned to the CDBG/HOME program. These are tracked on Excel spreadsheets available to all program staff on a real-time basis.

Risk assessments are now used to identify high-risk subrecipients. High-risk recipients have included those who are new to the program or who have identified performance problems. Those with questionable practices are handled at the time the issue comes arises. On-site monitoring is conducted with high-risk subrecipients.

**COMMUNITY DEVELOPMENT**

**Community Development Needs 91.215 (e)**

\*Refers to Table 2B or to the Community Development Table in the Needs.xls workbook

44. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table\* – i.e., public facilities, public improvements, public services and economic development.

**Table 7: Community Development Needs by Priority**

Community Development Need	Priority 2004-2008	Priority 2009
Public facilities and improvements, including Senior Centers	14	Low -10
Street Improvements	8	Low - 12
Rehab – Private or Publicly Owned Commercial (facades)	9	Low-13
Public service (general, including Senior Services and transportation services)	13	High - 9
Economic Development – Direct Financial Assistance to For-Profits	11	Low - 14
Micro-Enterprise Assistance	10	High - 4
General Program Administration	High	High
Fair Housing Activities (subject to 20% cap)	High	High

45. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.

*#12 Provide assistance to complete infrastructure and other improvements in the approved NRSA area in the Town of Madison*

Objective 8: Work with the Town of Madison to identify infrastructure and other needs since the extension of East Badger Road has been completed.

Basis for Priority: Any projects identified are eligible since the Town of Madison is located in an approved NRSA.

Potential Funding: CDBG, EDI, Section 108 and municipal funding.

Potential Obstacles: No obstacles are currently perceived.

*#13 Provide assistance to rehabilitate downtown commercial facades.*

Objective 9: Complete the rehabilitation of 40 commercial facades during the period of the Consolidated Plan.

Basis for Priority: The façade improvement program has been successful since its inception in 1999 and is considered a priority.

Potential Funding: CDBG funding with matching municipal funding can be used for the program.

Potential Obstacles: Potential obstacles include the capacity of the municipality to administer the funds as well as the Davis Bacon wage requirements.

*#4 Provide assistance for small businesses*

Objective 10: Provide training and financial assistance to **50** small businesses during the period of the Consolidated Plan.

Basis for Priority: Small business assistance has been very successful during the previous Consolidated Plan period and has been identified as a priority.

Potential Funding: Sources include CDBG funds and Small Business Administration( SBA) funding.

Potential Obstacles: No obstacles are currently perceived.

*#14 Provide assistance for commercial revitalization, mainly larger businesses*

Objective 11: Provide financial assistance to **15** businesses or developments for commercial revitalization during the five-year period of the Consolidated Plan.

Basis for Priority: The commercial revitalization loan fund has been successful during the previous Consolidated Plan period and has been identified as a priority through the Citizen Participation process.

Potential Funding: CDBG and private sources of funding

Potential Obstacles: No obstacles are currently perceived.

*#11 Provide assistance to agricultural-related businesses*

Objective 12: Assist **15** agricultural-related businesses during the five-year period of the Consolidated Plan.

Basis for Priority: The Agricultural Enterprise Grant program was implemented in the latter years of the first Consolidated Plan period and has been identified as priority, although a low one, during the citizen participation process.

Potential Funding: CDBG, State of Wisconsin revolving loan fund that Dane County administers, and private funding are all potential sources of funding.

Potential Obstacles: No obstacles are currently perceived.

*#9 Provide needed public services to LMI persons.*

Objective 13: Provide needed public services to **3,000** LMI persons.

Basis for Priority: Many resources have identified the need for these services, including the Joining Forces for Families survey and the United Way Needs Assessment.

Potential Funding: CDBG, County levy, other state and federal funding and private sources are all potential sources of funding.

Potential Obstacles: Obstacles include available funding not meeting increased demand.

*#10 Provide assistance to construct or rehabilitate senior centers and other public facilities*

Objective 14: Provide assistance for construction or rehabilitation of **five** senior centers during the period of the Consolidated Plan and up to **8** other public facilities.

Basis for Priority: This program began during the first 1999-2003 Consolidated Plan period and was successful. It has been continued to be identified as a priority.

Potential Funding: CDBG, municipal funding and private sources are potential funding options.

Potential Obstacles: No obstacles are perceived.

46. Identify any obstacles to meeting underserved needs.

## Specific Community Development Objectives

47. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

***Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.***

Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

***The jurisdiction may satisfy this requirement by using Table 3C or, if using the CPMP Tool, the Projects.xls worksheets***

This community development objectives are contained in the Summaries and Projects worksheets, as well, as Tables 1 and 2.

## Antipoverty Strategy 91.215 (h)

48. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually

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

49. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

Given the current economic climate, this strategy will have limited impact on reducing the number of poverty level families.

### **Neighborhood Revitalization Strategy Areas 91.215(e) (2) and 91.215 (b)(2)**

50. If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).

Dane County has a single HUD-approved Neighborhood Revitalization Strategy Area – the Town of Madison Southdale Neighborhood. There has been no change in the strategy.

### **Low Income Housing Tax Credit (LIHTC) Coordination 91.315 (k)**

51. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

Not applicable to Dane County.

## **HOMELESS**

### **Homeless Needs 91.205 (b) and 91.215 (c)**

\*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

52. Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.

The Homeless Services Consortium annually compiles a profile of the homeless served in Dane County. In 2006:

- 3,487 individuals stayed at least one night in a Dane County shelter program. This is an increase from 3,039 in 2005.
- The total includes 1,428 people in families (470 families with 873 children under 18 years of age); 1,481 single men; 523 single women; 4 couples without children; 2 female minors with children;

and 43 unaccompanied youth under the age of 18. One homeless person in every four was a child.

- Sixty-eight percent of people in shelter describe themselves as non-white with African Americans making up the largest group.
- Length of current homeless episode varies by subpopulation: 55% of families and 62% of single women reported being homeless for less than one month; 29% of families and 19% of single women reported being homeless from one to six months; and 13% of families and 16% of single women reported being homeless for over 6 months. Tracking single men has proved more difficult with 15% of single men replying “unknown” for length of homeless episode.
- Number of single men increased to 1,481 in 2006 from 1,129 in 2005, making 2006 the 5<sup>th</sup> highest recorded since 1989.
- Thirty-six percent of families and 23% of single women report the reason for seeking shelter was the threat or fear of violence. One of four single men report that having low/no income is their reason for seeking shelter.
- Prior to seeking shelter, 36% of families, 43% of single women, and 26% of single men report being doubled-up with friends or family.
- Prior to seeking shelter, 16% of families, 26% of single women, 17% of single men and 100% of unaccompanied youth report living on the street or in a vehicle.
- Families and single women who seek shelter are about equally divided between those who have lived in Dane County less than one year and those who have lived in Dane County more than one year; data for single men was not available in 2006; thirty-three percent of families and 28% of single women have lived in Dane County for less than one month.
- Slightly less than one in three homeless households (30% of families, 51% of single women and 27% of single men) reported mental health issues and one in three households (12% of families, 30% of single women and 41% of single men) reported issues with alcohol and other drugs
- About 40% of all those entering a shelter reported that someone in the family had existing medical problems.
- At the time of entering shelter, 17% of families report income from wages; 16% report income from social security, social security supplemental income or social security disability; 9% report income from W-2 or TANF from another state; the balance reported no income.
- Nine percent indicated they are veterans (1% of families, 4% single women and 14% single men).

Source: 2006 Annual Report on the Homeless Served in Dane County, City of Madison CDBG Office, July 2007.

53. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The Homeless Services Consortium annually compiles a profile of the homeless served in Dane County. In 2006:

- Sixty-eight percent of people in shelter describe themselves as non-white with African Americans making up the largest group.

Source: 2006 Annual Report on the Homeless Served in Dane County, City of Madison CDBG Office, July 2007.

## Homeless Inventory 91.210 (c)

54. The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.

*The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

Each year the City of Madison Community Development Office prepares a Housing Inventory Chart and a Homeless Populations and Subpopulations Chart (see below). The un-met needs of these populations are expected to increase during the five-year period of the Consolidated Plan.

**I: CoC Housing Inventory Charts**

<b>Emergency Shelter: Fundamental Components in CoC System – Housing Inventory Chart</b>													
Provider Name	Facility Name* <small>*Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.</small>	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input type="checkbox"/>	Target Pop		Year-Round			Total Year-Round Beds	Other Beds	
			Ind.	Fam.		A	B	Fam. Units	Fam. Beds	Indiv. Beds		Seas-onal	O/V*
<b>Current Inventory (Available for Occupancy on or before Jan. 31, 2006)</b>			Ind.	Fam.									
Dane County Parent Council	Hope House*	PA	0	6	553944	FC		1	6	0	6	0	0
Domestic Abuse Intervention Services	DAIS Shelter	DV	0	0	553944	M	DV	1	10	15	25	0	0
Interfaith Hospitality Network	Network of local faith congregations*	PA	0	14	553944	FC		1	14	0	14	0	0
Porchlight	Drop-In Shelter	PA	85	0	553944	SM		0	0	85	85	50	0
Porchlight	Safe Haven*	PA	14	0	553944	SMF		0	0	14	14	0	0
The Salvation Army	Family Shelter	PA	0	62	553944	FC		1	62	0	62	15	50
The Salvation Army	Single Women’s Shelter*	PA	30	0	553944	SF		0	0	30	30	0	0
Society of St. Vincent de Paul	Port St. Vincent*	PA	8	0	553944	SM		0	0	8	8	0	0
Youth Services of Southern Wisconsin	Volunteer Host Homes*	PA	8	0	553944	YMF		0	0	8	8	0	0
YWCA of Madison	Family Shelter	PA	0	30	553944	FC		1	30	0	30	0	0
<b>SUBTOTALS:</b>			145	112	<b>SUBTOTAL CURRENT INVENTORY:</b>			5	122	160	282	65	50

<b>New Inventory in Place in 2006 (Available for Occupancy Feb. 1, 2006 – Jan. 31, 2007)</b>			Ind.	Fam.										
None			0	0				0	0	0	0	0	0	
<b>SUBTOTALS:</b>			0	0	<b>SUBTOTAL NEW INVENTORY:</b>			0	0	0	0	0	0	
<b>Inventory Under Development (Available for Occupancy after January 31, 2007)</b>			Anticipated Occupancy Date											
None								0	0	0	0	0	0	
<b>SUBTOTAL INVENTORY UNDER DEVELOPMENT:</b>								0	0	0	0	0	0	
<b>Unmet Need</b>								<b>UNMET NEED TOTALS:</b>			0	0	0	0
<b>Total Year-Round Beds—Individuals</b>					<b>Total Year-Round Beds—Families</b>									
1. Total Year-Round Individual Emergency Shelter (ES) Beds:			160	6. Total Year-Round Family Emergency Shelter (ES) Beds:			122							
2. Number of DV Year-Round Individual ES Beds:			15	7. Number of DV Year-Round Family ES Beds:			10							
3. Subtotal, non-DV Year-Round Individual ES Beds (Line 1 minus Line 2):			145	8. Subtotal, non-DV Year-Round Family ES Beds (Line 6 minus Line 7):			112							
4. Total Year-Round Individual ES Beds in HMIS:			145	9. Total Year-Round Family ES Beds in HMIS			112							
5. HMIS Coverage—Individual ES Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			100%	10. HMIS Coverage—Family ES Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):			100%							

\*In the column labeled "O/V," enter the number of Overflow and Voucher Beds

**I: CoC Housing Inventory Charts**

<b>Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart</b>											
Provider Name	Facility Name* <small>*Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.</small>	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input type="checkbox"/>	Target Pop		Year-Round			Total Year-Round Beds
			Ind.	Fam.		A	B	Fam. Units	Fam. Beds	Indiv. Beds	
<b>Current Inventory</b> <b>(Available for Occupancy on or before January 31, 2006)</b>			Ind.	Fam.							
Interfaith Hospitality Network/ YWCA of Madison	Second Chance Apartment Project*	PA	0	51	553944	FC		17	51	0	51
Porchlight	Partnership in Transitional Opportunities*	PA	18	0	553944	SMF		0	0	18	18
Porchlight	Scattered sites (THP)*	PA	39	36	553944	M		13	36	39	75
The Salvation Army	Holly House	N	0	0	553944	SF		0	0	8	8
Society of St. Vincent de Paul	Port St. Vincent*	PA	19	0	553944	SM		0	0	19	19
Society of St. Vincent de Paul	Seton Houses 1-4*	PA	3	20	553944	M		7	20	3	23
Tellurian UCAN	Willie Street SRO	D	0	0	553944	SM		0	0	5	5
Tellurian UCAN	Transitional Housing Program (THP)*	PA	20	0	553944	SMF		0	0	20	20
Tellurian UCAN	Start on Success (SOS)*	PA	0	135	553944	FC		45	135	0	135
Veterans Assistance Foundation	Green Avenue Step Up	D	0	0	553944	SM	VET	0	0	7	7
<b>SUBTOTALS:</b>			99	242	<b>SUBTOTAL CURRENT INVENTORY:</b>			82	242	119	361

<b>New Inventory in Place in 2006 (Available for Occupancy Feb. 1, 2006 – Jan. 31, 2007)</b>			Ind.	Fam.											
None			0	0	553944			0	0	0	0				
<b>SUBTOTALS:</b>			0	0	<b>SUBTOTAL NEW INVENTORY:</b>			0	0	0	0				
<b>Inventory Under Development (Available for Occupancy after January 31, 2007)</b>			Anticipated Occupancy Date												
None					559025			0	0	0	0				
					553944										
<b>SUBTOTAL INVENTORY UNDER DEVELOPMENT:</b>								0	0	0	0				
<b>Unmet Need</b>								<b>UNMET NEED TOTALS:</b>				920	2,758	449	3,207
<b>Total Year-Round Beds—Individuals</b>				<b>Total Year-Round Beds—Families</b>											
1. Total Year-Round Individual Transitional Housing Beds:		119		6. Total Year-Round Family Transitional Housing Beds:				242							
2. Number of DV Year-Round Individual TH Beds:		0		7. Number of DV Year-Round Family TH Beds:				0							
3. Subtotal, non-DV Year-Round Individual TH Beds (Line 1 minus Line 2):		119		8. Subtotal, non-DV Year-Round Family TH Beds (Line 6 minus Line 7):				242							
4. Total Year-Round Individual TH Beds in HMIS:		99		9. Total Year-Round Family TH Beds in HMIS				242							
5. HMIS Coverage—Individual TH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):		83%		10. HMIS Coverage—Family TH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):				100%							

**I: CoC Housing Inventory Charts**

<b>Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart</b>											
Provider Name	Facility Name <small>*Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.</small>	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input type="checkbox"/>	Target Pop.		Year-Round			Total Year-Round Beds
						A	B	Fam. Units	Fam. Beds	Indiv./CH Beds	
<b>Current Inventory (Available for Occupancy on or before January 31, 2006)</b>			Ind.	Fam.							
AIDS Resource Center	Scattered-site vouchers	PA	35	0	553944	SMF	HIV	0	0	35 / 35	35
Housing Initiatives	Scattered-site Shelter Plus Care and Agency-owned properties*	PA	76	98	553944	M		23	98	76 / 24	174
Porchlight	Brooks Street SRO*	PA	84	0	553944	SMF		0	0	84 / 10	84
Porchlight	Scattered-sites	PA	47	52	553944	M		17	52	47 / 10	99
Society of St. Vincent de Paul	Port St. Vincent	PA	12	0	553944	SM		0	0	12 / 10	12
Tellurian UCAN	Marshall Independent Living Arrangement*	PA	6	0	559025	SMF		0	0	6 / 1	6
Tellurian UCAN	Willie Street SRO	D	0	0	553944	SM		0	0	2 / 2	2
Women in Transition	Moland Street	D	0	0	553944	SF		0	0	19 / 0	19
<b>Subtotals:</b>			260	150	<b>Subtotal Current Inventory:</b>			40	150	281 / 92	431
<b>New Inventory in Place in 2006 (Available for Occupancy Feb. 1, 2006 – Jan. 31, 2007)</b>			Ind.	Fam.							
Housing Initiatives	Samaritan Housing Initiative Stonebridge*	PA	4	0	553944	SMF		0	0	4/4	4

Porchlight	Pheasant Ridge Trail*	PA	16	0	559025	SMF		0	0	16/4	16		
Tellurian UCAN	Willie Street SRO Expansion*	PA	8	0	553944	SMF		0	0	8/5	8		
<b>Subtotals:</b>			28	0	<b>Subtotal New Inventory:</b>			0	0	28/13	28		
<b>Inventory Under Development (Available for Occupancy after January 31, 2007)</b>			Anticipated Occupancy Date										
Porchlight	Housing First Leasing Project*		08/2007		553944	SMF		0	0	6 / 6	6		
Housing Initiatives	HIP I* (Stonebridge)		04/2007		553944	SMF		0	0	4 / 4	4		
<b>Subtotal Inventory Under Development:</b>								0	0	10 / 10	10		
<b>Unmet Need</b>								<b>Unmet Needs Totals</b>		65	195	110 / 56	305
<b>Total Year-Round Beds—Individuals</b>						<b>Total Year-Round Beds—Families</b>							
1. Total Year-Round Individual Permanent Housing Beds:			309			6. Total Year-Round Family Permanent Housing Beds:			150				
2. Number of DV Year-Round Individual PH Beds:			0			7. Number of DV Year-Round Family PH Beds:			0				
3. Subtotal, non-DV Year-Round Individual PH Beds (Line 1 minus Line 2):			309			8. Subtotal, non-DV Year-Round Family PH Beds (Line 6 minus Line 7):			150				
4. Total Year-Round Individual PH Beds in HMIS:			288			9. Total Year-Round Family PH Beds in HMIS			150				
5. HMIS Coverage—Individual PH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			93 %			10. HMIS Coverage—Family PH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):			100%				

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
1. Number of Households <b>with</b> Dependent Children:	39	67	6	112
1a. Total Number of Persons in these Households (adults and children)	114	225	26	365
2. Number of Households <b>without</b> Dependent Children**	166	218	68	452
2a. Total Number of Persons in these Households	166	218	68	452
<b>Total Persons (Add Lines 1a and 2a):</b>	280	443	94	817
<b>Part 2: Homeless Subpopulations below)</b>				
	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	71		56	127
b. Severely Mentally Ill	276		*	276
c. Chronic Substance Abuse	235		*	235
d. Veterans	75		*	75
e. Persons with HIV/AIDS	2		*	2
f. Victims of Domestic Violence	51		*	51
g. Unaccompanied Youth (Under 18)	0		*	0

## Priority Homeless Needs

\*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

55. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.

*Priority #6 Provide needed services to the homeless including case management, credit counseling, and mobility counseling.*

Objective 6: Provide 4,800 client hours of case management services for homeless families and 5,600 hours of case management services for individuals. Also provide credit and mobility counseling to 200 individuals.

Basis for Priority: This continues to be identified as a “medium” priority and demand for the program continues to far exceed available funding.

Potential Funding: Case management services are an eligible activity under the CDBG program. Additional case management services are funded through the State of Wisconsin and the City of Madison.

Potential Obstacles: Obstacles include the difficulty of funding all eligible public service funding requests since they are limited to 15% of the total amount funds through CDBG rules. Case management services for the homeless are only one of several priority needs under this category.

56. Provide an analysis of how the needs of each category of residents (listed in question #47.) provided the basis for determining the relative priority of each priority homeless need category.

Dane County, outside the City of Madison, has been fortunate to have a minimal population of persons who are homeless with reports from law enforcement officials and others of 5-6 persons per year. Most of the reports of homelessness have involved persons who are transient (such as at one of the Interstate truck stops). There is perhaps a slightly larger population of persons who are not living on the streets or in shelters, but who may have doubled-up in conventional housing with other relatives. Therefore, the primary goal is to prevent homelessness.

57. Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

The Dane County Comprehensive Plan adopted in October, 2007 identified gaps in services and housing for the homeless as waiting lists for individuals before SSI and SSDI is established, increasing the access and options for transportation and child-care for low-income individuals so that they can get to work and maintain employment; promoting the increase of wages for the bottom 15-20% of Dane County workers so they can remain in stable housing; and providing needed services to the homeless, including case management and credit counseling.

## Homeless Strategy (91.215 (c))

### Homelessness

58. Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

The Dane County Homeless Services Consortium (HSC) was formed in 1988 to explore the issues of homeless prevention and basic shelter needs. In 1994, the network of participants in the HSC was expanded from shelter providers and state and local funders to a more encompassing group of social and human service agencies. The HSC functions as the local Continuum of Care and is recognized by HUD as the local planning and decision-making body on programs funded with HUD's homeless assistance dollars. It also meets monthly to manage the homeless system's coordination on an ongoing basis. The members of the Consortium include: AIDS Resource Center of Wisconsin; ARC Community Services; City of Madison CD Office; City of Madison Housing Operations; Community Action Coalition for South Central Wisconsin, Inc; Dane County CDBG Office; Dane County Housing Authority; Dane County Human Services; Dane County Parent Council; Dane County Veteran's Services; Domestic Abuse Intervention Services; Goodwill Industries; Hope Haven-REBOS United; Housing Initiatives, Inc; Interfaith Hospitality Network; League of Women Voters of Dane County; Legal Action of WI; Madison Jobs and Housing Partnership; Madison Metropolitan School District Homeless Education Program; Madison Urban Ministry; Madison Warming Center Campaign; Middleton Outreach Ministry; Porchlight, Inc.; The Respite Center; The Salvation Army; Society of St. Vincent de Paul; SOAR Case Management Services; Tellurian U.C.A.N.; Tenant Advocacy Group; United Way of Dane County; Veteran's Assistance Foundation; Voices Beyond Bars; William S. Middleton Memorial Veteran's Hospital; Wisconsin Department of Commerce, Bureau of Supportive Housing; Wisconsin Department of Corrections; Wisconsin Department of Veteran's Affairs; Wisconsin Department of Public Instruction; Women in Transition; Yahara House; Youth Services of Southern Wisconsin (aka Briarpatch); YWCA of Madison.

Issues addressed at the meetings vary from the level of system integration to individual case management concerns. The Madison Community Development Office is the lead agency and provides staff for the Continuum of Care.

In March 2005, Dane County and the City of Madison held a symposium entitled "Housing for All Community Conversation" as part of its development of a Community Plan to Prevent and End Homelessness. The concepts developed during this Community Conversation were combined with other ideas gathered through other Homeless Services Consortium planning efforts in developing the *Housing for All, A Community Plan to Prevent and End Homelessness in Dane County*. The Plan created a 10 year plan to prevent and end homelessness for families with children in Dane County and was completed in April, 2006. It

directs future policy decisions and identifies and creates resources. The plan outlines the following goals/objectives:

1. Provide support services to enable household to obtain and maintain stable housing;
2. Provide a short-term safety-net and move homeless households into stable housing as soon as possible; and
3. Provide an inventory of affordable housing for low-income households.

The entire plan can be found at:

[http://www.ci.madison.wi.us/cdbg/docs/community\\_plan\\_to\\_end\\_homelessness\\_final.pdf](http://www.ci.madison.wi.us/cdbg/docs/community_plan_to_end_homelessness_final.pdf)

59. Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

This is described in question 55.

### Chronic Homelessness

60. Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.

The strategy and links to the plan are described in question 58.

61. Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.

The Dane County Homeless Consortium is charged with increasing coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.

### Homelessness Prevention

62. Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

This was described under question 55.

### Institutional Structure

63. Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

The Dane County Homeless Consortium , as described previously will be used to carry out the homelessness strategy.

### Discharge Coordination Policy

64. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

Dane County will continue to work with the Dane County Homeless Consortium and the Department of Human Services in the implementation of a discharge coordination policy. Work will be done with the City of Madison and the Dane County Sheriff’s Office for such a policy for the discharge of persons from the Dane County Jail.

### **Specific Objectives/Homeless (91.1)**

65. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables\* prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

*Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.*

This is described in question 55 and in the summaries worksheets of the CPMP Tool.

66. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

*The jurisdiction may satisfy this requirement by using Table 3C or, if using the CPMP Tool, the Projects.xls worksheets*

This is contained in the Projects worksheets.

## Emergency Shelter Grants (ESG)

67. (States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Not applicable.

## NON-HOMELESS SPECIAL NEEDS

\*Refer to Table 1B Non-Homeless Special Needs or the CPMP Tool's Needs.xls workbook

## Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

\*Please also refer to the Non-homeless Special Needs Tables 1A & 1B or, in the CPMP Tool, the Needs.xls workbook.

68. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

It is estimated that there are 3,400 people in Dane County who are not homeless but who may require housing or supportive services. This includes:

- 800 Elderly
- 300 Frail elderly
- 300 with a severe mental illness
- 300 who are developmentally disabled
- 800 who are physically disabled
- 300 with alcohol and other drug problems
- 300 who have HIV/AIDS

69. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

This is included in the Non-homeless Special Needs Table.

70. Describe the basis for assigning the priority given to each category of priority needs.

Priority was given to the elderly and physically disabled populations due to the expected growth in these populations.

71. Identify any obstacles to meeting underserved needs.

Obstacles identified in the Dane County Comprehensive Plan adopted in October, 2007 include: options for financing of housing for special needs populations, adequate supply of housing options – such as single room occupancy, transitional housing, and assisted living housing; promoting the development of housing near health care services; and the need to develop programs to help seniors age in place that address issues of improved access and support services, such as cleaning, shopping and basic care, as well as, programs that all them to transition into appropriate housing within their communities.

72. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Agencies in Dane County long have been proactive in recognizing and moving to meet the housing and service needs of the special needs population. The following is a listing of agencies delivering services helping to meet these needs:

*AIDS Resource Center of Wisconsin (ARCW)* - The AIDS Resource Center provides leadership in serving persons who are HIV and AIDS infected with medical, social service, and educational efforts. For persons and families who are homeless, ARCW provides assistance in locating emergency housing, short-term financial assistance programs, and referrals to additional health and social services.

*ARC Community Services, Inc.* – ARC provides residential, day treatment, and outpatient substance abuse and mental health women-specific treatment services. It contracts with the Wisconsin Department of Corrections to operate a 15 bed facility and a 12 bed facility for women and a 12 bed facility for women and infants.

*ARISE Family Services, Inc.* – is a faith-based ministry formed to meet the needs of those suffering from drug and alcohol addiction, mental illness and those men and women exiting the penal system.

*Catholic Charities* –operates a number of programs that provide the full spectrum of services to individuals and families. Catholic Charities operates three facilities that provide services for homeless individuals who are chemically addicted. North Bay Lodge, Hope Haven and Colvin Manner and REBOS Chris Farley House provide sober housing for single men and women.

*City of Madison Community Development Office* – This agency is the lead for the Homeless Services Consortium and tracks and compiles data and produces reports on homelessness in Dane County.

*Community Action Coalition for South Central Wisconsin* – CAC engages all parts of the community in the struggle to eliminate poverty including assisting homeless or near homeless individuals and families in their effort to find and maintain housing through case management, mediation, information and referral. In addition, the Food Resource Program supports and distributes food to the members of the Dane County Food pantry network, coordinates food drives for and distributes USDA commodities to local food pantries and meal sites.

*Dane County Housing Authority (DCHA)* - DCHA operates a total of 122 units of public housing, scattered over several sites in Dane County. In addition, DCHA also has 1,160 housing vouchers available for eligible tenants who live in Dane County.

*Dane County Human Services (DCHS)* – DCHS provides a variety of services to over 30,000 clients in Dane County each year. Two divisions primarily work with homeless clients. The Economic Assistance and Work Services Division help people meet basic needs, including shelter, food, and medical care. The division also promotes self-sufficiency through its employment services programs. The Adult Community Services Division funds and provides care and support for people who have a severe and persistent mental illness. A variety of services are provided by County staff and contracted agencies in the areas of case management, community support programs, residential care, vocational services, and transportation.

*Dane County Parent Council* – A nonprofit agency that sponsors a variety of child development and family support programs including Early Head Start, Head Start, and Hope House.

*Dane County Veterans Services Office* – The Veterans Services Office helps veterans and their families obtain local, state, and federal benefits and complete the applications.

*Domestic Abuse Intervention Services (DAIS)* – operates a 25-bed shelter for battered women and their families. Individuals and families receive services, including financial management, household budgeting, finding quality childcare, nutrition, job and housing search skills and other topics related to daily life.

*Housing Initiatives (HDFI)* - provides rental subsidies for individuals and families with mental illness and tenant-based rental assistance for permanent housing to homeless mentally ill and disabled persons.

*Interfaith Hospitality Network (IHN)* – serves homeless families with children through collaboration with local religious congregations.

*Middleton Outreach Ministry* – provides a range of social services to individuals who live in Middleton or who are interested in relocating to Middleton. Funding comes from local churches.

*Porchlight* – Porchlight was created on January 1, 2004 by the merger of two non-profit providers of emergency shelter and low-cost housing in Dane County: Community Housing & Services, Inc. (CHAS) and Transitional Housing, Inc. (THI) They are the largest supplier of low-cost housing to single adults in Dane County. Porchlight comprises two emergency shelters (one for men and one for men and women suffering from serious mental illnesses), 172 single room or efficiency units and 55 family units. The Transitional Housing Program offers housing and case management at 22 locations for families and individuals and the Drop-In Shelter offers emergency housing for men at 3 locations. In addition, Porchlight offers a variety of programs, including SRO units for homeless single men and women.

*Port St. Vincent* – As a part of Catholic Charities, Port St. Vincent has a 32 bed facility that houses and provides services to single men. In addition, six beds are available in an adjacent building for transitional services. Six to ten beds are available on an emergency basis and 17 the remainder beds are for longer-term housing, most of whom are used by men who work and pay program fees in lieu of rent.

*Rodney Scheel House* – includes 23 apartments for those living with HIV and their families.

*Salvation Army* – This agency operates a community recreation center, social service and church center, as well as an emergency shelter for families and single women.

*Seton House* – Operated by the Society of St. Vincent de Paul, it provides transitional housing (shelter and intensive case management) in seven apartment style units and 2 for single women in a communal style arrangement.

*SOAR Case Management Services, Inc.* – Provides follow-up and short-term case management services to homeless individuals with mental health, physical health, and substance abuse issues.

*Tellurian U.C.A.N.* – Provides services to adults and adolescents in need of alcohol and drug treatment, mental health therapy, and housing. The SOS (Start on Success) Project provides intensive transitional housing and services to chronically homeless families who have attempted to enter the Dane County shelter system at least three times. The THP (Transitional Housing Program) is a 20 bed Community Based Residential Facility for single men and women who are homeless and have a mental illness, a chemical dependence, or both. The Community Intervention Team is a 10-member team providing outreach and case management services to alcohol and other drug dependent clients, mentally ill clients, dually diagnosed clients and persons who are homeless due to mental illness and/or chemical dependency. Tellurian operates two permanent housing facilities for single adults with serious mental illness and/or chemical dependence who have previously been chronically homeless due to their disabilities. The Willie Street SRO is a 15-unit facility with a resident manager for persons who are homeless and who also have serious mental illness and /or chemical dependency issues. Tellurian operates 2 group homes staffed 24 hours a day and serves people who are homeless and have serious and persistent mental illness.

*Tenant Advocacy Group* – TAG is comprised of homeless and formerly homeless individuals working on issues of homelessness and housing.

*Tenant Resource Center (TRC)* – This is a non-profit organization that provides housing counseling, information about rental rights and responsibilities, and access to conflict resolution.

*United Way of Dane County* – Provides funds to many agencies that provide housing and services to the homeless. The United Way is currently focusing their efforts so that there is a decrease in homelessness and an increase in more affordable housing available in Dane County.

*Veteran's Assistance Foundation* – a nonprofit corporation established in 1994 to provide transitional housing programs for homeless veterans. It operates 2 transitional housing programs in the state, one in Tomah (60 beds) and one in Madison (7 beds).

*WI Department of Administration, Division of Community Development* – Provides housing assistance for low and moderate-income persons through the Bureau of Supportive Housing. It offers state-funded housing grants or loans through local organizations, coordinates its housing programs with those of other state and local housing agencies.

*WI Department of Veterans Affairs* – Operates three transitional facilities across the state to house homeless veterans.

*Women in Transition* – Operates two housing facilities, one a 12-bed Community Based Residential Facility that serves single women with serious mental illness and the other a four-unit apartment building for 8 single women with mental illness who function at a higher level than the other facility.

*YWCA of Madison* – Provides 82 units of SRO housing and 12 one-bedroom apartments for single women. Two other housing programs are offered: shelter for families that can accommodate up to 30-40 individuals and the Third Street Program for women with one small child. Housing counseling services are also offered as well as a workshop to help homeless people become independent and successful as tenants.

*Youth Services of Southern Wisconsin (formerly Briarpatch, Inc.)* – This is a community-based organization serving teens and their families in South Central Wisconsin. It provides crisis intervention services and counseling for youth, as well as group activities for young women, young men of color, gay, lesbian, bisexual, transgender, and questioning teens.

73. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

At this time, Dane County does not plan to use HOME or other tenant based rental assistance.

### **Specific Special Needs Objectives (91.215)**

74. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction. *The jurisdiction may satisfy this requirement by using Table 3C or, if using the CPMP Tool, the Projects.xls worksheets*

75. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

## Housing Opportunities for People with AIDS (HOPWA)

\*Refers to the HOPWA Table in the Needs.xls workbook.

76. Describe the activities to be undertaken with HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living.

Dane County does not receive HOPWA funds.

77. Identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

Dane County does not receive HOPWA funds.

78. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

Dane County does not receive HOPWA funds.

79. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

Dane County does not receive HOPWA funds.

80. Provide an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.

Dane County does not receive HOPWA funds.

81. Describe the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

Dane County does not receive HOPWA funds.

82. Include the certifications relevant to the HOPWA Program.

Dane County does not receive HOPWA funds.

### **Specific HOPWA Objectives**

83. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables\* prescribed by HUD.  
*Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls worksheets.*

Dane County does not receive HOPWA funds.

84. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Dane County does not receive HOPWA funds

### **OTHER NARRATIVE**

85. Include any Strategic Plan information that was not covered by a narrative in any other section.

86. Section 108 Loan Guarantee

*Jurisdiction may use the Section 108 Projects Worksheet in the Projects.xls file of the CPMP Tool to provide this information. However, a brief summary should be included in the narratives section on what activities associated with the Section 108 Project will take place during the years covered by the Consolidated Plan Strategic Plan.*

If the jurisdiction has an open Section 108 project, provide a summary of the project. The summary should include the Project Name, a short

description of the project and the current status of the project, the amount of the Section 108 loan, whether you have an EDI or BEDI grant and the amount of this grant, the total amount of CDBG assistance provided for the project, the national objective(s) codes for the project, the Matrix Codes, if the activity is complete, if the national objective has been met, the most current number of beneficiaries (jobs created/retained, number of FTE jobs held by/made available to LMI persons, number of housing units assisted, number of units occupied by LMI households, etc.)