



Dane County Consolidated Plan 2010-2014

Promoting



Decent Housing



Suitable Living Environments



Economic Development

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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

Executive Summary

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

3-5 Year Strategic Plan Executive Summary:

This Consolidated Plan provides a basis and strategy for the use of federal funds allocated to Dane County, outside the City of Madison, by the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. This Consolidated Plan is for the period of January 1, 2010 through December 31, 2014.

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

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

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

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

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

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

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

Area Benefit Activities (LMA)

Activities that benefit all residents of a particular area, where at least 51 percent of the residents are LMI persons. HUD uses a special run of the Census tract block group data

to identify these areas. HUD permits an exception to the LMI benefit area for certain entitlement communities. Dane County is allowed to qualify activities based on the “exception criteria” or “upper quartile”. Currently, activities that benefit areas where at least 42.8% of the residents are LMI qualify as an area benefit. Communities may also undertake surveys in areas using HUD approved survey instruments and methodology to determine the percentage of LMI in a service area.

Limited Clientele Activities (LMC)

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

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

Housing Activities (LMH)

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

Job Creation or Retention Activities (LMJ)

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

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

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

There is a 25 percent matching obligation for HOME funds.

SUMMARY OF PRIORITIES AND USE OF FUNDS

This plan establishes six priority areas for the use of funds available under the Community Development Block Grant Program: housing, spot blight/infrastructure/public facilities, economic development, public services, disaster assistance, and program administration. The percentage of funds expected to be allocated to each area is to serve as a guide in allocating funds and not as a requirement. It is expected that these will change in response to emerging housing, economic, and other community development needs in Dane County.

Rank	Area	% of CDBG Funds Expected to be Allocated
Housing		30%
1.	Provide energy efficiency improvements as a means to promote continuing affordability of housing.	
2.	Promote the rehabilitation of existing owner-occupied housing as a means to maintain affordable housing.	
3.	Provide accessibility improvements as a means to help low-and-moderate income households with disabilities maintain existing housing.	
4.	Promote homeownership for low-and-moderate income households through the provision of loans for down payment and closing cost assistance.	
5.	Promote the development of owner-occupied affordable single-family housing units.	
6.	Develop housing for special population groups, such as people who are homeless, seniors, and persons with disabilities.	
9.	Provide the rehabilitation of affordable renter-occupied housing units.	
12.	Develop affordable rental housing units.	
Spot Blight/Infrastructure/Public Facilities		20%
7.	Promote the acquisition and demolition of blighted properties.	
10.	Improve accessibility to public buildings for persons with disabilities through the installation of ramps, automatic door openers, and other modifications.	
12.	Provide assistance to provide infrastructure improvements.	
14.	Provide assistance to construct or rehabilitate senior centers, youth centers, and other public facilities.	
Economic Development		10%
7.	Provide loans for micro-businesses to start-up or grow.	

Rank	Area	% of CDBG Funds Expected to be Allocated
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11. Provide technical assistance for persons wanting to start a business.

Public Services 15%

Disaster Assistance 5%

Administration 20%

This plan establishes four priority areas for the use of funds available under the Home Investment Partnership (HOME) Program: homeowner rehabilitation, homebuyer assistance, rental housing, and administration. This plan also sets aside the requisite 15% of funds for community housing development organizations (CHDOs) – these are typically used for rental housing. The percentage of funds expected to be allocated is to serve as a guide in allocating funds and not as a requirement.

Rank	Priority	% of HOME Funds Expected to be Allocated
------	----------	--

Administration 10%

Community Housing Development Organization (CHDO) 15%

Homeowner Rehabilitation 30%

1. Provide energy efficiency improvements as a means to promote continuing affordability of housing.
2. Promote the rehabilitation of existing owner-occupied housing as a means to maintain affordable housing.
3. Provide accessibility improvements as a means to help low-and-moderate income households with disabilities maintain existing housing.

Homebuyer 25%

4. Promote homeownership for low-and-moderate income households through the provision of loans for down payment and closing cost assistance.
5. Promote the development of owner-occupied affordable single-family housing units.
6. Develop housing for special population groups, such as people who are homeless, seniors, and persons with disabilities.

Rental 20%

9 Provide the rehabilitation of affordable renter-occupied housing units.

12. Develop affordable rental housing units.

FIVE YEAR GOALS AND OBJECTIVES

Table 1 summarizes the County’s strategies, potential activities, outcomes, and goals for the next five year period using the HUD objectives and outcomes categories.

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.

HUD uses a shorthand to identify these outcomes/objective categories as seen in the following matrix:

Category	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 1: Consolidated Plan Objectives, Strategies, and Activities

Objective: Decent Housing								
Outcome: Availability/Accessibility of Decent Housing								
Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Est. Amount	Performance Indicator	5 Year Goal
Construction of new owner-occupied single-family housing DH 1.1	Development of owner-occupied affordable single-family housing units. May include special needs populations.	Urban County Consortium Communities	LMH	Owner Occupied Housing	HOME	\$685,970 (25%)	Units	15
Construction of new Rental Housing DH 1.2	Loan/grant program for developing affordable rental housing units May include special needs populations.	Urban County Consortium Communities	LMH	Rental Housing	HOME	\$439,100 (20%)	Units	54

Objective: Decent Housing

Outcome: Affordability of Decent Housing

Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Est. Amount	Performance Indicator	5 Year Goal
Home Rehabilitation DH 2.1	Energy efficiency improvements; major home repair loan program; minor home repair grant program; accessibility improvements; reconstruction	Urban County Consortium Communities	LMH	Owner Occupied Housing	HOME CDBG	\$823,165 \$675,305 (12% CDBG, 30% HOME)	Units	260
Home Ownership DH 2.2	Loan program for down payment and closing cost assistance.	Urban County Consortium Communities	LMH	Owner Occupied Housing	HOME CDBG	\$557,130 (9.9% CDBG)	Units	65
Rental Rehabilitation DH 2.3	Revolving loan fund to make needed repairs to rental property found to be blighted or in violation of local building/habitability codes.	Urban County Consortium Communities	LMH	Rental Housing	CDBG	\$455,830 (8.1%)	Units	45

Objective: Suitable Living Environment

Outcome: Availability/Accessibility

Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Est. Amount	Performance Indicator	5 Year Goal
Public facilities SL1.1	Provide gap financing in the form of loans and/or grants to construct or rehabilitate senior centers, youth centers, and other public facilities	Urban County Consortium Communities	LMA LMC	Public facilities	CDBG	\$900,408	Facilities People	4 facilities
Public facilities – Special Populations SL1.2	Grant program to improve accessibility to public buildings for persons with disabilities through the installation of ramps, automatic door openers, and other modifications.	Urban County Consortium Communities	LMC	Public facilities	CDBG	\$225,102	Facilities People	5 facilities
Public Services SL1.3	Provide needed public services to persons with low-and-moderate incomes.	Urban County Consortium Communities	LMC	Public Services	CDBG	\$844,135 Up to 15%	People	715 people

Objective: Suitable Living Environment								
Outcome: Affordability								
Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Percent of Funds	Performance Indicator	5 Year Goal
Infrastructure Improvements SL2.1	Provide gap financing in the form of loans and/or grants to provide needed infrastructure improvements.	Urban County Consortium Communities	LMA	Infrastructure	CDBG	Up to 20% (Total not to exceed amount under public facilities.)	People	
Spot Blight SL 2.2	Promote the acquisition and demolition of blighted properties.	Urban County Consortium Communities	SBS	Other	CDBG	Up to 20% (Total not to exceed amount under public facilities.)	Units	

Objective: Economic Opportunity Outcome: Availability/Accessibility								
Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Percent of Funds	Performance Indicator	5 Year Goal
Technical Assistance EO 1.1	Provide technical assistance for persons wanting to start a business.	Urban County Consortium Communities	LMC	Economic Development	CDBG	Up to 10%	Businesses	
Objective: Economic Opportunity Outcome: Affordability								
Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Percent of Funds	Performance Indicator	5 Year Goal
Micro-Business Loans EO 2.1	Provide loans for micro-businesses to start-up or grow.	Urban County Consortium Communities	LMC LMJ	Economic Development	CDBG	Up to 10%	Businesses Jobs	16 businesses 20 jobs
CRLF – Revolving Loan Fund EO 2.2	Provide loans to businesses meeting the priorities and requirements of the Commercial Revolving Loan Fund.	Urban County Consortium Communities	LMJ	Economic Development	CDBG	Up to amount in CRLF	Businesses Jobs	5 businesses 22 jobs
Objective: Other Outcome: Sustainability of Suitable Living Environment								
Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Percent of Funds	Performance Indicator	5 Year Goal
Public facilities Housing O 3.1	Disaster Assistance	Urban County Consortium Communities	Urgent Needs	Other	CDBG	Up to 5%	Facilities People	

Objective: Planning and Administration

Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Percent of Funds	Performance Indicator	5 Year Goal
Planning and Administration	Planning and administration including fair housing activities and submission of applications for federal programs.	Urban County Consortium Communities	Not applicable	Not applicable	CDBG HOME	20% 10%	Not applicable	

PAST PERFORMANCE

Dane County strives to continually improve the performance of its operations and those of its funded subrecipient agencies. A detailed summary of the County's evaluation of past performance may be found in the Consolidated Annual Performance and Evaluation Report (CAPER) available on the County web site at: http://www.danecountyhumanservices.org/cdbg_reports.htm .

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.

Mission:

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

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. 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)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

GEOGRAPHIC AREAS

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

Dane County contains 61 local units of government: 8 cities, 19 villages, and 34 unincorporated towns; 3 villages and a city are partially in the county.

Dane County Urban County Consortium

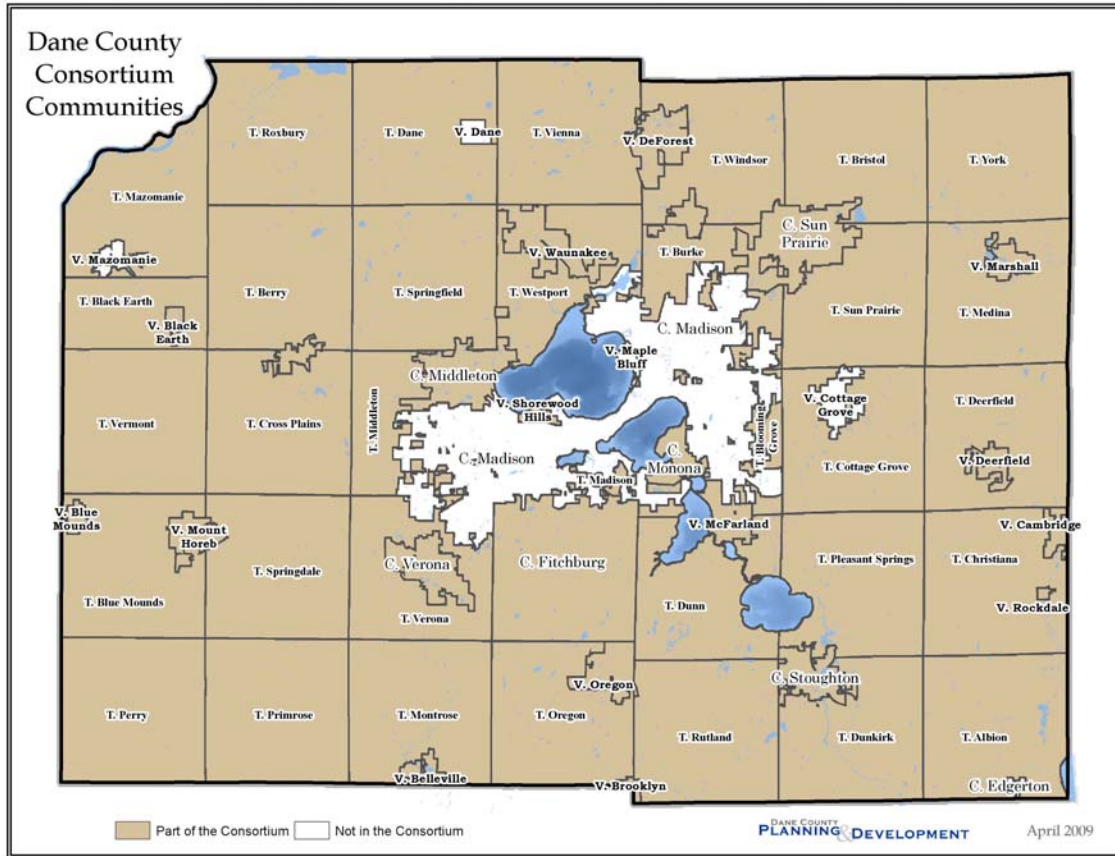
Communities participating in the Urban County partnership in Dane County include about 223,500 people or 96% of the population and an estimated 97 percent of the low-and-moderate income population (based on 2000 Census data), outside the City of Madison.

Dane County

Funds are allocated to agencies/programs serving eligible low-and-moderate income households in the 55 participating municipalities in the Dane County Consortium. These municipalities, shown in Map 1, include:

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

Map 1: Dane County Consortium Communities



Population

In 2000, the Dane County population outside the City of Madison reached 218,472. Based on Demographic Services Center population projection data available from the Wisconsin Department of Administration, in 2000, nearly 52% of residents in the County lived outside the City of Madison.

Population estimates from the 2008 American Community Survey (ACS) 1-Year Estimates put the Dane County population outside the City of Madison at 258,810. As noted in Table 2, the population is becoming more diverse. In 2000, persons of color comprised 6.3% of the population and as of 2008 are estimated to be 8.7% of the overall population. Persons who are Hispanic or Latino now comprise 4.7% of the population compared to 2.7% in 2000. A larger percentage of residents are under the age of 5 or 65 years of age or older.

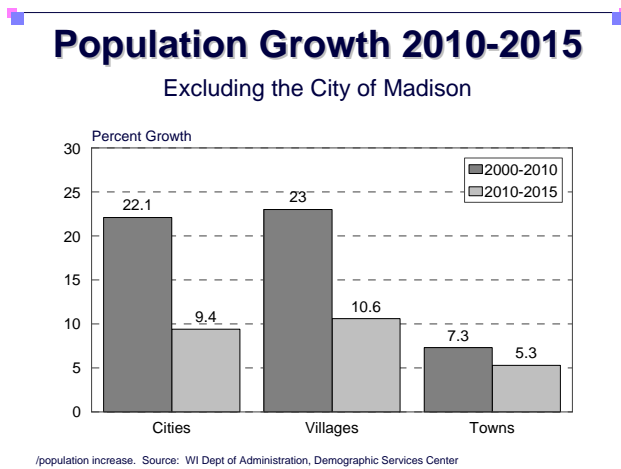
Table 2: Selected Demographics of Dane County Population (outside the City of Madison)

	2000 Census	2008 ACS Estimate
Population		
Total Population	218,472	258,810
Gender		
Male (%)	49.8%	50.2%
Female (%)	50.2%	49.8%
Race		
White (%)	93.7%	91.3%
Black or African-American (%)	2.2%	2.8%
American Indian and Alaska Native (%)	0.3%	0.2%
Asian (%)	1.2%	2.5%
Native Hawaiian and Other Pacific Islander (%)	0.0%	0.0%
Some other race (%)	1.2%	1.0%
Two of more races (%)	1.3%	2.2%
Hispanic or Latino of any Race (%)	2.7%	4.5%
Age		
Under 5	6.9%	7.2%
18 years and over	73.0%	73.9%
65 years and older	9.5%	10.5%
Disability Status		
Population age 5 years and over with a disability (%)	11.3%	6.6%*
*Both the City of Madison and Dane County 2008 ACS Estimates show a decline in the percent of the population with a disability from 2000 Census figures. No explanation is available.		
Source: U.S. Census 2000 and 2008 American Community Survey 1-Year Estimates		

Population Growth

According to the Wisconsin Department of Administration estimate, the County population, excluding the City of Madison is expected to add 58,616 new residents between 2000 and 2015, a 27% increase. Based on 2000 Census data, 34% of Dane County residents lived in towns, 27% in villages, and 38% in small cities. By 2015, this is expected to shift such that 31% of persons will reside in towns, 29% in villages, and 40% in small cities. This expected change between 2010 and 2015 is further seen in Graph 1.

Graph 1: Population Growth 2010-2015



In the next five years, the Town of Blooming Grove and Town of Madison will see their populations decline as they are incorporated into the City of Madison. Other portions of the Town of Madison will be incorporated into the City of Fitchburg. The Town of Verona will also experience shrinkage as the City of Verona absorbs portions of its population.

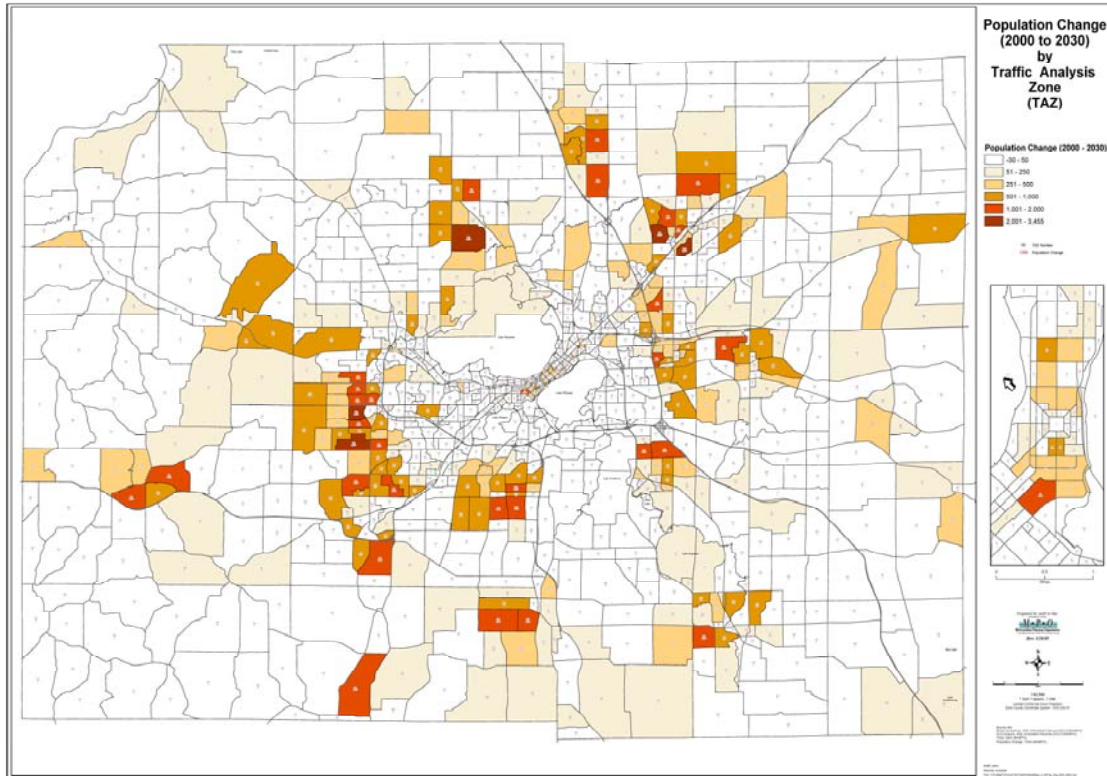
The Village of Brooklyn (78.7%) and the City of Verona (76.5%) are expected to experience the largest percentage increases in population between 2000 and 2015.

Other communities expecting over 40% growth in their population between 2000 and 2015 include:

- Village of Cottage Grove – 68.3%
- Town of Bristol – 56%
- City of Sun Prairie – 51.6%
- Village of Waunakee – 49.2%
- Town of Middleton – 47.2%
- Village of DeForest – 41.3%

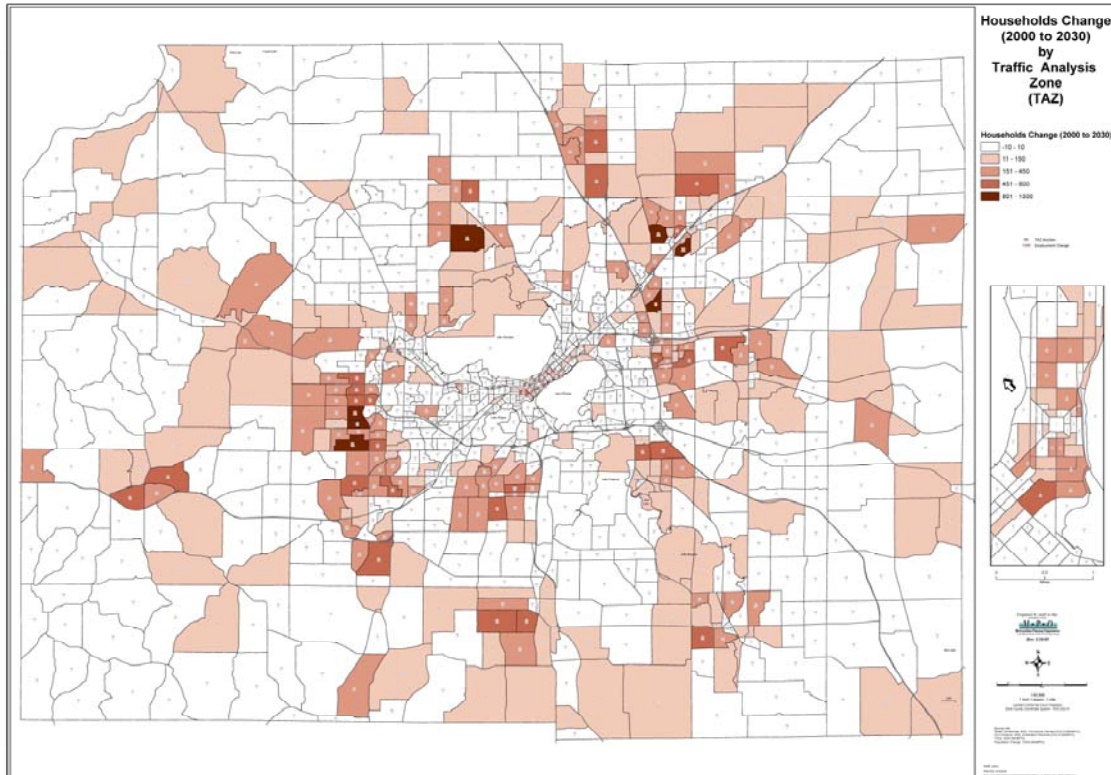
Looking further out, the Metropolitan Planning Organization in 2005 prepared maps examining population and household change by Traffic Analysis Zone (TAZ) between 2000 and 2030. This is shown in Map 2 and Map 3.

Map 2: Population Change by Traffic Analysis Zone



As is illustrated in Map 2 and Map 3, the greatest areas of growth include the Town of Middleton area, the Village of Waunakee, and follow along the Interstate 94 and Highway 151 corridors. Besides the communities mentioned for rapid growth by 2015, these maps also show considerable population growth in portions of the Village of Mount Horeb, Village of Oregon, and City of Stoughton.

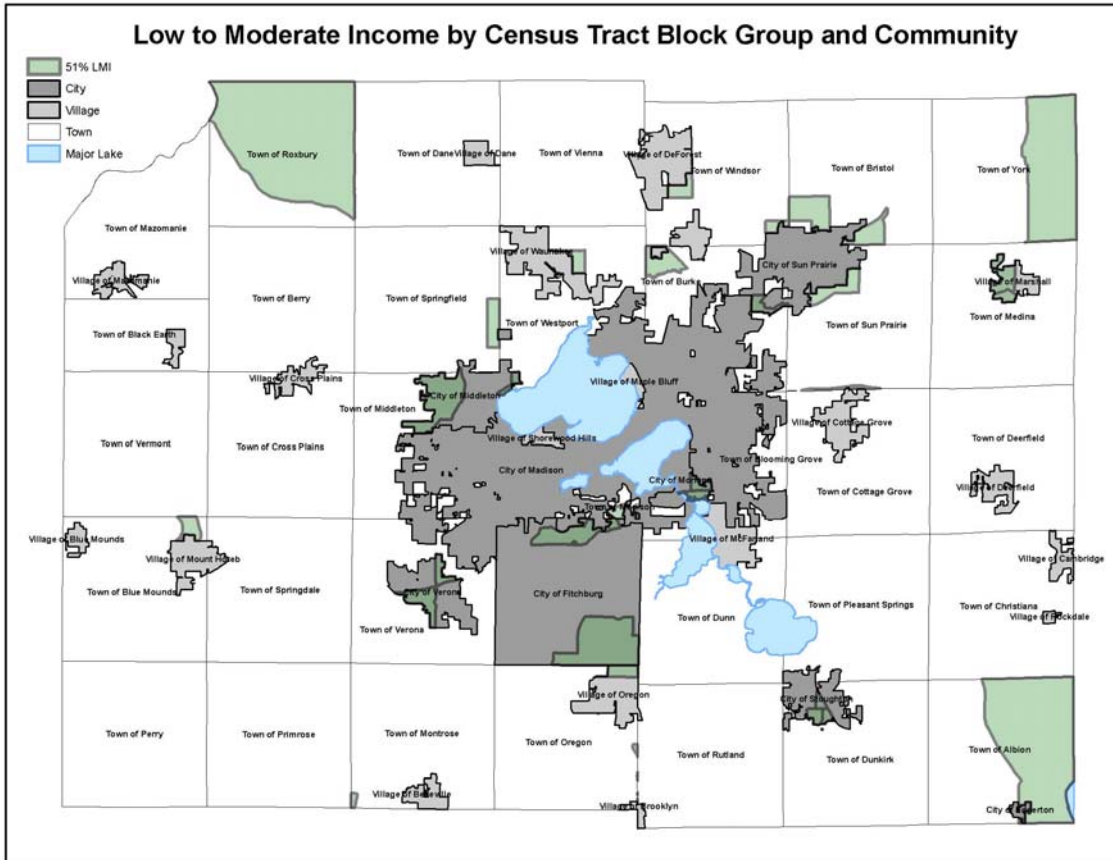
Map 3: Household Change by Traffic Analysis Zone



Low-Income Persons

As illustrated in Map 4, low-and-moderate income persons in 2000 were found in the corners of the County and clustered around the larger municipalities. The cities of Fitchburg, Middleton, Monona, Stoughton, and Sun Prairie have pockets of low-income residents. This is true for the Villages of Cottage Grove, DeForest, and Marshall. Among the towns, pockets of LMI residents may be found in Albion, Blue Mounds, Bristol, Burke, Roxbury, Springfield, Windsor, and York.

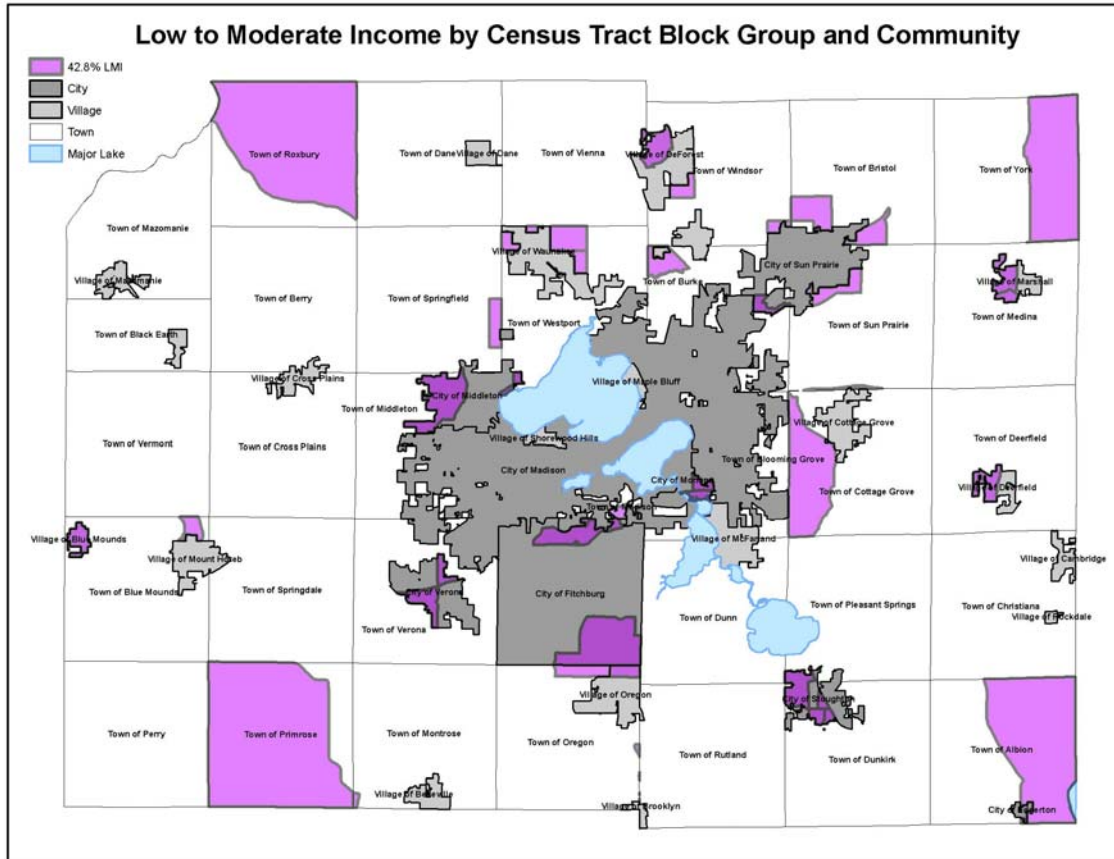
Map 4: Dane County Census Block Groups with 51% and Higher LMI Population



Identifying census tract block groups where 51% or more of the residents are low-and-moderate income helps identify localities where projects may be undertaken that provide an area benefit.

Dane County is allowed to qualify activities based on the “exception criteria” or “upper quartile.” Currently, activities that benefit areas where at least 42.8% of the residents are LMI qualify as an area benefit. Map 5 illustrates those communities.

Map 5: Dane County Census Block Groups with 42.8% and Higher LMI Population



Using the 42.8% percentile, the map now includes portions of the Town of Cottage Grove, Town of Primrose, Village of Blue Mounds, and Village of Deerfield.

School district data provides another perspective on the areas with higher concentrations of presumably low-and-moderate income families.

Table 3: Percent of Students Eligible for Free and Reduced Lunches by School District

District	Academic Year	
	2000-2001	2008-2009
Belleville	6.7	14.5
Cambridge	8.0	13.2
Deerfield	13.0	14.9
De Forest	5.3	18.3
Marshall	20.1	27.6
McFarland	4.6	13.4
Middleton/Cross Plains	11.0	15.8
Monona Grove	9.1	16.8

Table 3: Percent of Students Eligible for Free and Reduced Lunches by School District

District	Academic Year	
	2000-2001	2008-2009
Mount Horeb Area	7.6	12.1
Oregon	9.7	13.6
Stoughton Area	13.2	20.3
Sun Prairie	18.5	23.4
Verona	15.1	25.6
Waunakee	4.2	7.4
Wisconsin Heights	12.6	17.7

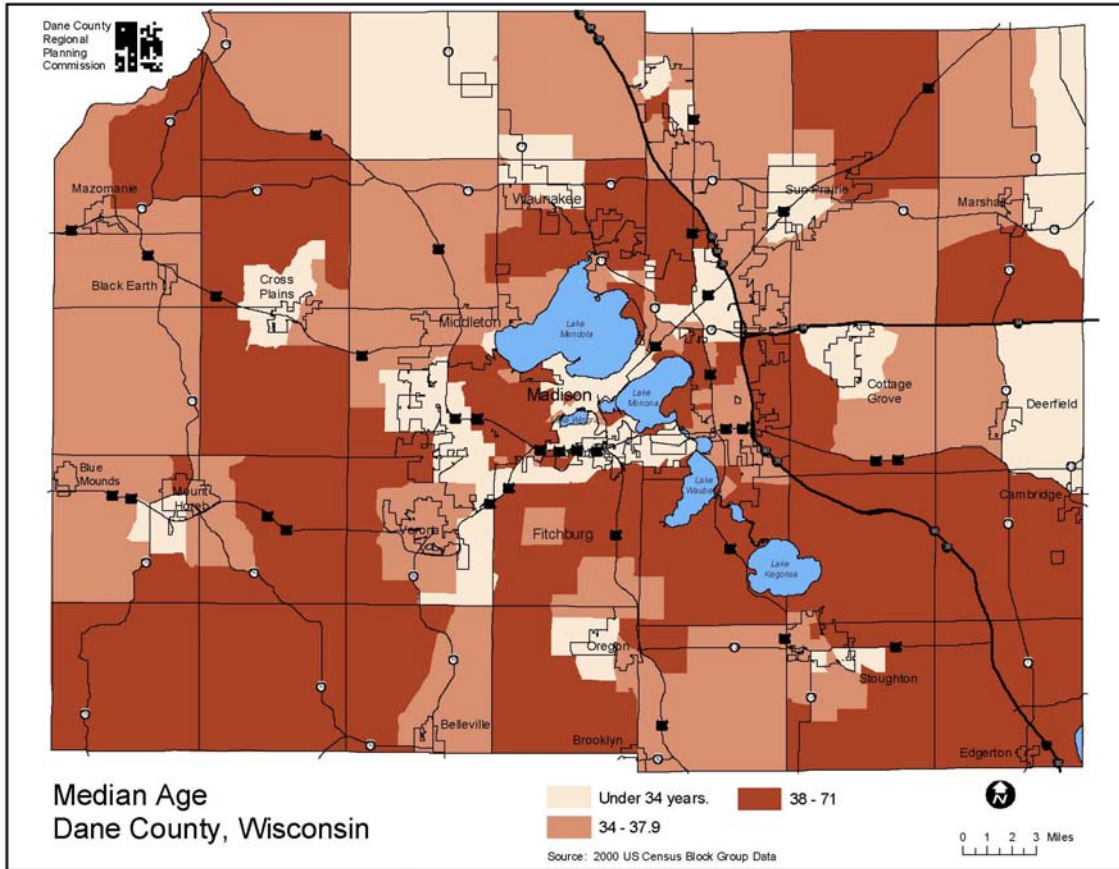
Source: WI Department of Public Instruction web site at:
<http://data.dpi.state.wi.us/data>

Between the 2000-2001 and 2008-2009 academic years, every school district in Dane County had higher proportions of their students qualifying for free and reduced lunches. The Village of Marshall and cities of Verona, Sun Prairie, and Stoughton have over 20% of the enrolled youth during the 2008-2009 academic year qualifying for free and reduced school lunches. Verona serves children from the Allied-Drive area – a low-income neighborhood with boundaries in both the City of Madison and City of Fitchburg.

Age

In 2000, the median age in Dane County was 33.2 years with the City of Madison median age at 30.6 reflective of it being the home of the University of Wisconsin-Madison and its student population. The median age tended to be lower in the Villages and higher in the Towns. This is reflected in Map 6.

Map 6: Dane County by Median Age

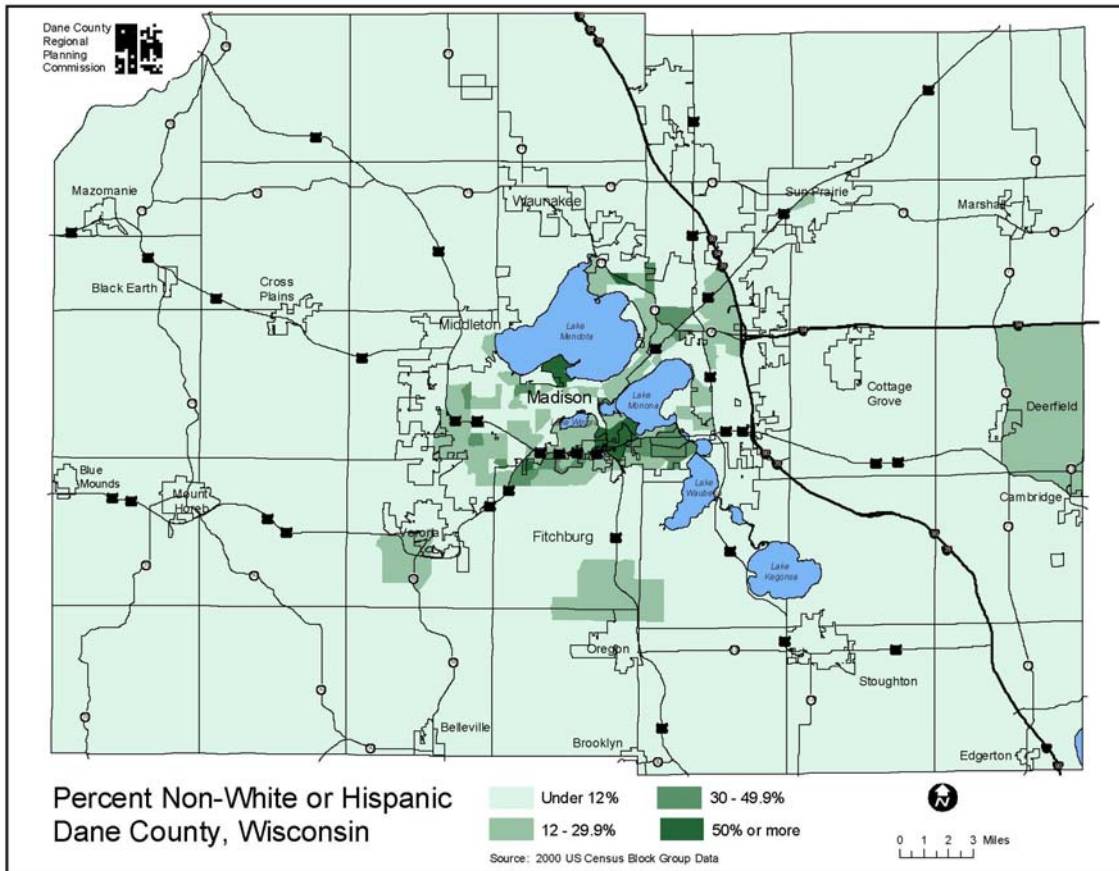


As has been echoed across the land, the Baby Boomer population is coming. Between 2000 and 2007, while the number of youth age 17 and under grew 8.6%, the number of residents age 45-64 increased 32.3%. 2007 estimates produced by the Wisconsin Department of Health Services, Bureau of Health Information and Policy, show there has been a 15.5% increase in the number of Dane County residents age 65 and older since 2000.

Racial/Minority Concentration

Based on the 2000 U.S. Census Bureau data, outside the City of Madison, persons with non-white racial and ethnic heritages are somewhat concentrated in the Town of Madison along the Beltline Highway 12/14/18/151 border with the City of Madison. Other pockets of racial/minority concentrations may be found in Deerfield, Fitchburg, and the Verona areas. This is illustrated in Map 7.

Map 7: Percent Non-White or Hispanic



Nearly a decade has passed since the last Census. Dane County is becoming a more diverse community and no more is that better illustrated than in the school district data where the percent of students who are non-white is increasing.

Table 4: Percent of Non-White Students by School District and Academic Year

District	Academic Year		
	2000-2001	2004-2005	2008-2009
Belleville	1.0	3.1	4.6
Cambridge	3.1	1.0	2.0
Deerfield	8.3	5.0	7.7
De Forest	7.6	10.7	11.4
Marshall	12.5	14.2	16.3
McFarland	5.6	8.5	11.0
Middleton/Cross Plains	8.3	12.3	15.8

Table 4: Percent of Non-White Students by School District and Academic Year

District	Academic Year		
	2000-2001	2004-2005	2008-2009
Monona Grove	9.2	9.7	13.0
Mount Horeb Area	1.8	3.2	4.5
Oregon	4.0	5.1	7.3
Stoughton Area	5.6	6.9	7.5
Sun Prairie	11.3	18.4	23.6
Verona	14.4	18.6	26.6
Waunakee	2.8	3.7	5.4
Wisconsin Heights	5.0	7.3	7.8

Source: WI Department of Public Instruction web site at:
<http://data.dpi.state.wi.us/data>

During the 2008-2009 academic year, nearly 1 in every 4 students in the Verona and Sun Prairie school districts were students of color.

Disability Status

Based on 2000 Census data, 24,648 persons who live in Dane County, outside the City of Madison are considered to live with a disability. This includes 7.9% of persons age 5 to 20 and 34.5% of persons age 65 and older.

Table 5: Disability Status of Civilian Non-Institutionalized Population

Age Group	Outside City of Madison		
	Persons with Disability	Total Population	Percent with Disability
5 to 20 years	4,063	51,249	7.9
21 to 64 years	13,863	130,849	10.6
Age 65 years and over	6,722	19,484	34.5

Source: U.S. Census Bureau, Census 2000

Persons with AIDS/HIV

The first cases of HIV infection were reported in Wisconsin in 1983. There were 391 new cases of HIV infection reported throughout the State in 2008 with 55 of those new cases in Dane County. According to data from the *Wisconsin AIDS/HIV Surveillance Annual Report* produced by the Department of Health Services, at the end of 2008, there were 877 cases of persons presumed to be living with HIV infection in Dane County.

Dane County is part of the Southern Region and has 71% of all cases of persons who are presumed to be living with HIV. While data on the demographics of persons with HIV in Dane County are not available separately, due to the large proportion of persons in the Southern Region living in Dane County, some generalities may be made from the demographics for the Region:

- 55% of cases are AIDS and 45% are non-AIDS
- 80% of cases are males
- 64% are white and 26% are African-American
- 53% are 45 years of age and older; 43% are age 25-44

The number of reports of HIV infection per 100,000 population in Dane County is third highest in the State at 184 cases per 100,000. Milwaukee at a rate of 344 cases is the highest and represents half of all persons living with HIV in Wisconsin.

Domestic Abuse

According to the Office of Justice Assistance Office of Crime Victim Services, domestic abuse “applies to acts engaged in by an adult person against his or her spouse, former spouse, an adult with whom the person resides or formerly resided, or an adult with whom the person has a child in common.” Incidents are single occurrences of domestic violence that are reported to the District Attorney’s Office.

2004 represented the last year that Dane County reported data into the State system where it is incorporated into the *Domestic Abuse Incident Reports*. At that time, Dane County had 3,373 incidents of domestic violence that were referred by law enforcement to the District Attorney’s Office for a charging decision. 483 of the incidents were declined; 400 were charged as felonies, 1,753 were charged as misdemeanors, and 633 were forfeitures.

According to the Victim/Witness Unit of the District Attorney’s Office, in 2008 there were 3,386 incidents of domestic violence referred by law enforcement to the District Attorney’s Office for a charging decision. 731 of the incidents were declined; 346 were charged as felonies, 1,754 were charged as misdemeanors, and 554 were forfeitures.

GEOGRAPHIC AREAS OF INVESTMENT

Allocations are typically based geographically only in that an application is received from a participating municipality for a project primarily benefiting low-and-moderate income households that meets the priorities of the Dane County 2010-2014 Consolidated Plan for Housing and Community Development and is recommended for funding by the CDBG Commission.

The Town of Madison contains a Neighborhood Revitalization Strategy Area (NRSA), which includes census tracts 1401 and 1502. While priority is given to projects in this area, funding is competitive and measured against other community needs and funding resources.

OBSTACLES TO MEETING UNDERSERVED NEEDS

The primary obstacle to meeting underserved needs is the lack of resources. This is a lack of staff resources both at the County and local level to work with communities to analyze needs and potential resources, to package potential projects for consideration, and to implement projects. There is also a lack of financial resources to bring projects to fruition.

Managing the Process (91.200 (b))

- | |
|---|
| <ol style="list-style-type: none">1. Lead Agency. 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.2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.3. Describe the jurisdiction’s consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. |
|---|

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

LEAD AGENCY

Dane County, specifically the Dane County Department of Human Services, is the lead agency responsible for overseeing the development of the plan for the Dane County Urban County Consortium.

The Dane County Urban County Consortium includes 55 participating municipalities representing 96% of the population outside the City of Madison. These cities, villages, and towns along with various departments in Dane County will be the major public agencies responsible for administering programs covered by the Consolidated Plan.

Private agencies that help to carry out the Consolidated Plan are typically selected as subrecipients through a Request-for-Proposal (RFP) process. If there are no respondents to an RFP, then Dane County purchasing standards allow a subrecipient to be selected by either re-issuing the RFP or by selecting the subrecipient on the open market. Private agencies that have participated in carrying out portions of the Consolidated Plan in prior years have included, but are not limited to: Dane County Housing Authority, Habitat for Humanity, Independent Living, Movin' Out, Project Home, and Wisconsin Women's Business Initiative.

SIGNIFICANT ASPECTS OF THE PROCESS BY WHICH THE PLAN WAS DEVELOPED

The process for developing the Consolidated Plan began in August 2008 with the first of three evening public hearings held around the County in conjunction with regular meetings of the CDBG Commission to gather input on housing and community development needs. The meetings and locations included:

August 28, 2008	Middleton Senior Center
September 25, 2008	Sun Prairie City Hall
October 23, 2008	Fitchburg Senior Center

In addition to a display ad in the *Wisconsin State Journal* providing notice of the public hearings, letters were sent from the County Executive to the chief elected official in each municipality. The Chair of the CDBG Commission also sent a letter inviting County Board Supervisors to attend the hearings and to provide input orally or in writing.

From August 2008 through February 2009 meetings were held by staff, who were accompanied from time to time by CDBG Commission members, with a number of the participating municipalities of the Urban County Consortium.

Participating Municipalities included:

Albion, Town of	Medina, Town of
Belleville, Village of - Plan Commission	Middleton, Town of
Black Earth, Village of	Mount Horeb, Village of
Blooming Grove, Town of	Oregon, Town of – Board and Plan Commission
Cambridge, Village of	Oregon, Village of
Christiana, Town of	Perry, Town of
Cottage Grove, Town of	Primrose, Town of
Cross Plains, Town of – Plan Commission	Shorewood Hills, Village of
Cross Plains, Village of	Springfield, Town of
Dane, Town of	Stoughton, City of

Deerfield, Village of
De Forest, Village of
Dunn, Town of
Fitchburg, City of
Madison, Town of
Marshall, Village of
McFarland, Village of

Sun Prairie, City of
Verona, City of
Westport, Town of
York, Town of

Follow-up letters were sent out January 30, 2009 to communities that had not yet responded along with copies of the questions that were posed to elicit feedback. The Town of Berry and Village of Waunakee responded via the survey.

Another significant component of the development of the Consolidated Plan was the use of a survey mailed out the first week in February 2009 to 1,500 randomly selected Dane County residents living outside the City of Madison who voted in the November 4, 2008 general Presidential Election. The sampling included a component to pull persons to be surveyed based on the percent of the low-and-moderate income population in the community. The response rate was slightly over 30%.

CONSULTATION PROCESS

Consultation with other public/private entities that provide housing, health services, and social services was made to gather data and needs information in the development of the Consolidated Plan. This included consultation with the following groups:

Fair Housing Services

Fair Housing Center of Greater Madison
Dane County Office of Equal Opportunity

Lead-Based Paint

Board of Health for City of Madison and Dane County
Wisconsin Department of Health Services

Planning Agencies

Dane County Department of Planning and Development
Dane County Emergency Management

Public Housing Agencies

Dane County Housing Authority
DeForest Housing Authority
Broihahn Management and Consulting, LLC – management company for the Stoughton Housing Authority

Social Service Organizations

Dane County Department of Human Services – Joining Forces for Families

Organizations Serving Seniors

Dane County Department of Human Services
Independent Living, Inc.

Organizations Serving Children

Dane County Department of Human Services

Agencies Serving Persons with Disabilities

Dane County Department of Human Services
Dane County Long Term Support Committee

Independent Living, Inc.
Movin' Out, Inc.

Organizations Serving Persons with HIV/AIDS and their Families
AIDS Network
Wisconsin Department of Health Services – AIDS/HIV Program

Organizations Serving the Homeless
Homeless Services Consortium
United Way of Dane County – Nan Cnare with Families First

Draft and final versions of the Consolidated Plan was made available to the municipalities that are participating in the Dane County Urban County Consortium, as well as, to the City of Madison which is an entitlement community.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

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

3-5 Year Strategic Plan Citizen Participation response:

CITIZEN PARTICIPATION PROCESS

Public Notice

A summary of the 2010-2014 Consolidated Plan, 2010 Action Plan, and notice of public hearing was published in a nonlegal section of the *Wisconsin State Journal* on July 29, 2009. A press release of this information was also sent to all area media, including weekly newspapers serving local municipalities and targeted populations – such as the readers of *Latino Comunidad*.

Public Hearing

In addition to the three public hearings held to gather input into the Consolidated Plan, a public hearing was held beginning at 5:30 p.m. on August 27, 2009 in the Town of Westport Town Hall by the CDBG Commission. The Town Hall is accessible for persons with disabilities. This hearing provided information to attendees regarding housing and community development needs, the amount of entitlement funding the County expects to receive, the range of activities that may be undertaken, proposed projects and activities, and provided an opportunity for review and comment on the 2010-2014 Consolidated Plan and 2010 Action Plan.

Availability to the Public and 30-day Comment Period

The draft versions of the 2010 Action Plan and 2010-2014 Consolidated Plan were posted on the County web site beginning on July 27, 2009 through August 27, 2009 for the 30 day public comment period. Information on these documents and links to them were sent to the 55 participating municipalities of the Dane County Urban County Consortium and to currently funded subrecipients the weeks of July 27, 2009 and August 3, 2009. Comments on the Plans could be submitted orally at the public hearing or via e-mail to cdbg@co.dane.wi.us

SUMMARY OF CITIZEN COMMENTS/RESPONSES

Comment (8.17.2009): County Board Supervisor Brett Hulsey indicated that he liked adding the energy efficiency measures and micro loans. He would also just add the restoration of blighted properties if possible to reduce demolition.

Response: The preference is for properties to be rehabilitated whenever possible.

Comment (8.27.2009): Julann Jatczyk, Vice President with Wisconsin Women's Business Initiative Corporation indicated that she supported designating 10% of the CDBG funds for economic development stating she felt that is was fair and equitable given the current environment.

Response: The CDBG Commission had set this as a guide and will continue to do so in this Consolidated Plan.

EFFORTS TO BROADEN PUBLIC PARTICIPATION

Overall, efforts to broaden public participation included holding public hearings throughout the County including one in Sun Prairie which has 28 units of public housing operated by the Dane County Housing Authority. The Community Survey as another means to obtain input from a broader cross-section of persons.

It is Dane County policy to provide interpreters, materials in alternative formats, or other accommodations to access meetings and materials as requested or needed by the consumer in a timely manner. This information is included on the County web site and cited on meeting agendas. Language services are provided at no charge. Interpreters for non-English speaking customers and those needing sign language interpretation through either American Sign Language or Transliterating is provided by Dane County Department of Human Services staff. If an adequate staff interpreter is not available, then an appropriate area advocacy or other available resource is used. Documents are also translated into other languages as needed.

Outreach to Minorities and Non-English Speaking Persons

Press releases on the Consolidated Plan were sent to area media, including weekly newspapers serving local municipalities and targeted populations – such as the readers of *Latino Comunidad*. The draft version of the Consolidated Plan and 2010 Annual Plan were sent to Centro Hispano for review and comment.

Outreach to Persons with Disabilities

Efforts to broaden public participation of persons with disabilities included meeting on July 13, 2009 with the 9-member Dane County Long Term Support Committee to gather their input on the Plan. The committee, consisting of citizen and elected representatives, advises the County Executive and Department of Human Services on policies, services and budgets related to Aging Long Term Care, Developmental Disabilities, Adult Mental Health, Physical Disabilities, Sensory Disabilities and the Badger Prairie Health Care Center. The Long Term Support Committee also

has lead responsibility for oversight of the Community Options Program and Medicaid Waiver Programs.

CRITERIA FOR SUBSTANTIAL AMENDMENT

The Citizen Participation Plan adopted May 22, 2008 considers a change in the priorities to constitute a substantial amendment to the Consolidated Plan. The following are considered to be a substantial amendment to the Annual Action Plan:

- 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.

Institutional Structure (91.215 (i))

- 1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
- 2. Assess the strengths and gaps in the delivery system.
- 3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

INSTITUTIONAL STRUCTURE

Public Institutions

The housing and community development mission for Dane County is carried out by the CDBG Commission through the participating municipalities that are part of the Dane County Urban

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

The public institutional structure includes the following organizations:

Community Development Block Grant Commission

The 13-member CDBG Commission, by County Ordinance, is charged with recommending to the County Board and County Executive plans, including amendments for the use of federal housing and urban development funds, including CDBG and HOME funds, that are consistent with federal requirements, effectively address the needs of low and moderate income people, and consider the community and housing development goals of participating communities. The Commission is also charged with fostering citizen input, overseeing a process to award contracts, reviewing proposals, and evaluating performance. The Commission members are appointed by the County Executive and have interest and expertise in housing, economic development, and community services. Two members are County Board supervisors, nine members are residents of and represent the towns, villages, and cities of the Urban County Consortium, and two members are at large citizen members.

Dane County Department of Human Services

The Dane County Department of Human Services, Division of Fiscal and Management Services serves as the lead agency for the Dane County Urban County Consortium. This Division houses the administration, contract compliance, and a majority of the accounting functions for the CDBG /HOME program.

The Department of Human Services also provides an array of social services and resources to 30,000 residents annually. This includes such functions as child protective and juvenile justice services, economic assistance and work services, aging services, and services for persons with developmental disabilities and physical/sensory disabilities.

Dane County Department of Land & Water Resources, Land Acquisition Division

The [Land Acquisition Division](#) protects historical, archaeological and natural resource lands for public benefit and provides real estate services for most county departments. The Division also administers the County's land acquisition grant programs.

Dane County Department of Planning and Development

The Department of Planning and Development is a multi-faceted agency. The Zoning Division carries out the County's regulatory authority over many construction and development activities in unincorporated areas of the County including zoning permits, rezoning, conditional use permits, variances, erosion control and storm water management, and land divisions. The Planning Division assists residents, communities, and decision-makers in addressing short-range and long-range comprehensive planning issues related to community and regional development, transportation, environmental resources, community services, housing, and economic development. This Department also administers the County's CDBG-funded Commercial Revolving Loan Fund.

Dane County Department of Public Works, Highway, and Transportation

Highway Engineering plans, designs and manages roadway related construction projects for the County Trunk system. They also may provide these services to the other County Departments and Municipalities. The Highway Engineering section also maintains records of highway plats, plans and other related projects. Highway Engineering issues access permits and permits to work in highway right-of-way. Highway Engineering also prepares requests for proposals for engineering services and prepares plans and specifications for roadway projects. They also let bids for materials and equipment utilized at the Highway Department.

Dane County Emergency Management

No matter the disaster, Dane County Emergency Management helps individuals, families, businesses, communities, and agencies prepare and respond. Information on needs and resources is shared between the CDBG Program and Emergency Management.

Dane County Housing Authority

The Dane County Housing Authority (DCHA) was created in 1972 by the Dane County Board of Supervisors to address the affordable housing needs of low-income families outside the City of Madison. DCHA operates the Housing Choice Voucher Program (Section 8), owns 86 units of conventional public housing throughout Dane County, and through Rural Development owns a 16-unit rental apartment building in Cross Plains.

Dane County Office of Equal Opportunity

The Dane County Office of Equal Opportunity was formed in December 1999 by combining four related equal opportunity functions from three separate county departments. These functions include affirmative action, minority affairs, contract compliance, and equal opportunity. This includes supporting an increase in contracting with emerging, disadvantage, minority and women-owned business enterprises; conducting outreach to persons of color, and promoting equal opportunity through compliance with federal EO laws, state statutes, and affirmative action related county ordinances.

U.S. Department of Housing and Urban Development (HUD)

HUD's mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. Dane County is an entitlement community and receives funding through the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs. The Milwaukee Field Office provides technical assistance, oversight, and monitoring of these programs.

Wisconsin Department of Commerce

The Wisconsin Department of Commerce, according to their web site, was established in 1996. It provides development assistance in areas such as marketing, business and community finance, small business advocacy, and manufacturing assessments. The Department also issues professional credentials for the construction trades and administers safety and building codes. Through this Department, Dane County has received Emergency Assistance Program funds and Homeless Prevention and Rapid Re-Housing dollars. Other dollars for economic development, neighborhood stabilization, supportive housing, and Emergency Shelter Grants have flowed to local communities, such as the City of Madison and to area non-profits.

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA was created under Chapter 234 of the Wisconsin State Statutes in 1972 as the Wisconsin Housing Finance Authority and empowered to make construction, rehabilitation, and permanent mortgage loans to eligible sponsors of housing projects for low and moderate-income households.

Non-Profit Organizations

Since its inception, the CDBG and HOME programs in Dane County have dedicated a large portion of their resources to working with non-profit organizations to produce and maintain affordable housing. This nonprofit infrastructure functions as the principal housing and social service delivery system, as well as, helps further the economic development goals. These organizations are typically selected as subrecipients through an annual competitive request-for-proposal (RFP) process. The organizations described below are just a sampling of those with which the County has worked:

Community Action Coalition for South Central Wisconsin, Inc.

The homeless prevention program operated by Community Action Coalition helps families

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

Habitat for Humanity

Since 1987, through volunteer labor and donations of money and materials, Habitat for Humanity has worked with 150 families to build simple, decent, affordable homes. Habitat homes are sold to partner families at no profit, financed with affordable, no interest loans. Homeowners must invest their own sweat equity into building their own Habitat home, as well as, the houses of others. Each family must also attend educational courses on how to maintain a home, landscaping, budgeting, and insurance.

Independent Living, Inc.

Independent Living is a multi-service agency that assists older adults and persons with disabilities, enabling them to live with dignity and independence and to maintain health and well-being. The homeless prevention program aims to allow senior to remain in their current housing while awaiting long-term rent subsidies through government programs. The home modification program serves frail, low-income, older and disabled adults, helping to increase their safety and prevent falls by making available affordable safety and home accessibility modifications.

Movin' Out, Inc.

Movin' Out links people with disabilities to safe, affordable, small-scale integrated housing. This includes promoting homeownership and the development of affordable housing – both owner and renter occupied.

Operation Fresh Start

At Operation Fresh Start, low-income young people ages 16-24 work toward their GED or high school diploma, learn job skills, and serve their communities by building affordable housing. The homes are sold on the open market to low-and-moderate income buyers. Operation Fresh Start is able to provide financial assistance to make the homes more affordable to buyers.

Project Home, Inc.

Project Home works to improve the quality and affordability of housing for low-and-moderate income residents in Dane and Green counties. Services include home weatherization, minor and major home repairs, and home purchase programs.

Wisconsin Women's Business Initiative Corporation

WWBIC's mission is to promote economic development through microenterprise by providing access to capital including direct lending, one on one individualized business assistance, business education, asset building financial awareness education programming, with an emphasis on women, people of color, and people of lower wealth and incomes.

Private Industry

The private sector supports and complements the County's community development efforts in a number of ways:

Specialized Services

Private industry provides needed skills and services on a fee-for-service basis to implement housing and other community development projects with the facilitation of local municipalities and non-profit organizations that have been awarded CDBG and/or HOME funding. This ranges from providing plumbing services for minor home repairs to construction of public facilities, such as senior centers and storm shelters.

Members of private businesses have also offered their time and talents to a number of efforts such as Hammer with a Heart, the Dane County Paint-a-Thon, and furnace tune-up programs which provide needed assistance for low-and-moderate residents.

Local Lending Institutions

Local lenders have supported housing and community development efforts in Dane County through education efforts, such as partnering with the Housing Resource Center to offer workshops as part of the first-time homebuyer courses, referring consumers for down payment and closing cost assistance, and supporting small business development efforts.

Federal Home Loan Bank of Chicago

The Community Investment Group of the Federal Home Loan Bank of Chicago provides financing and direct funding tools that support affordable housing and local community lending initiatives. Funding under competitive rounds has provided needed infusions to enable affordable housing projects to be developed in Dane County.

EFFORTS TO ENHANCE COORDINATION

The Dane County *Comprehensive Plan* adopted October 18, 2007 with extensive community input provides an overarching umbrella for the myriad of plans at the local municipality and County level. This plan includes overall goals for housing, transportation, utilities and public facilities, economic development, land use, and more.

The County Economic Development Committee identifies and promotes economic opportunities that benefit residents, businesses, communities, and agricultural enterprise in Dane County. This group provides oversight on the implementation of the Economic Development chapter of the County's *Comprehensive Plan*; identifies and pursues funding opportunities to implement these opportunities; represents Dane County in regional economic development plans and initiatives; and reports to the County Board regarding the status of the Committee's priorities and action plan.

STRENGTHS AND GAPS IN 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 means to link those in need with service providers. However, the lack of a regional transportation system makes it difficult for all residents to access those services.

PUBLIC HOUSING DELIVERY SYSTEM

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

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

The oversight and governance of the DCHA is the responsibility of a five-member citizen commission appointed by the Dane County Executive. At least one Commission member, but not more than two, may be a County Board Supervisor. Commissioners served staggered five-year terms. In accordance with section 66.40-66.404 of the Wisconsin State Statutes, "The authority may prepare, carry out, acquire, lease and operate housing projects approved by the county board. It may take over any housing project undertaken by other governmental bodies, when approved by the county board, by any means other than eminent domain. It may acquire privately owned property by any means, including eminent domain, with the approval of the county board and sell any or all of its interest in said property. It may contract for services, work or facilities in

connection with a housing project and lease or rent property at the rents and charges the authority shall establish. It may investigate dwelling conditions within the county and the means of improving such conditions. It may invest any funds within its control and may issue bonds from time to time in its discretion, the principal and interest to be secured by its revenues or a part thereof.” (Dane County Ordinance 15.26 (5))

Monitoring (91.230)

1. 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.

3-5 Year Strategic Plan Monitoring response:

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

Laying out expectations begins with the application process and is formalized through the contractual process. Technical assistance is provided to all applicants and subrecipients upon request. Beginning in 2008, Dane County began using more detailed contracts that spell out 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 as needed with subrecipients to discuss the contracts, to respond to any questions, and to identify any needed technical assistance. In addition, copies of the handbook *Playing By the Rules* are distributed to all newly funded CDBG subrecipients.

Risk assessments have been developed to identify high-risk subrecipients. High-risk recipients include those who are new to the CDBG/HOME programs or who have performance problems, such as failure to meet schedules or have questionable reporting practices. Those with questionable practices are handled at the time the issue comes to light. The risk assessment results are used to develop annual monitoring plans including on-site monitoring of high-risk subrecipients. The Contract Compliance Unit with the Dane County Department of Human Services also assists, as their schedules permit, with monitoring for compliance with fiscal controls and requirements.

Monitoring of expenditures is done on an on-going basis. 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 virtually real-time basis.

In order to assure compliance with timeliness of expenditures, Dane County staff monitors expenditures by subrecipients. Those subrecipients that are not expending funds within the timelines of their contracts, may have their allocations reduced and reallocated to organizations that are able to expend funds more quickly.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

BASIS FOR ASSIGNING THE PRIORITY

The Statutory program goals for the CDBG and HOME programs are:

Decent Housing – which includes:

- Increasing the supply of supportive housing;
- Assisting homeless persons obtain affordable housing;
- Assisting persons at risk of becoming homeless;
- Retaining the affordable housing stock;
- Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- Housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- Providing affordable housing that is accessible to job opportunities.

Suitable Living Environment – which includes:

- Improving the safety and livability of neighborhoods;
- Eliminating blighting influences and the deterioration of property and facilities;
- Increasing access to quality public and private facilities and services;
- Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- Restoring and preserving properties of special historic, architectural, or aesthetic value; and
- Conserving energy resources and use of renewable energy sources.

Expanded Economic Opportunities – which includes:

- Job creation and retention;
- Establishment, stabilization, and expansion of small businesses (including micro-businesses);
- The provision of public services concerned with employment;
- The provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the Plan;
- Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

The goals of the programs, along with the identified needs, and alternative resources formed the basis for establishing the priorities for this Consolidated Plan.

Decent Housing

Decent housing is the overall priority of this Consolidated Plan in terms of expenditures. This priority takes into consideration maintaining existing affordable owner-occupied and rental housing, promotion of homeownership opportunities, and development of housing for special population groups.

Indicators of need in this area were expressed through the results of the 2009 Community Survey, the needs identified by the participating municipalities, the age of the existing housing stock, number of households participating in the low income energy assistance program, the housing inventory for sale, and lack of other funding sources for rehabilitation.

Housing was cited as a priority for 19% of the low-and-moderate income respondents to the 2009 Community Survey. Modifications to help Seniors and persons with disabilities to continue to live in their own homes was cited as a high priority – meaning spend money on this by 52% of the low-and-moderate income respondents and 49% cited energy efficiency improvements as a high priority.

Home rehabilitation and/or reconstruction was cited as a need by 20 of the 32 municipalities interviewed.

Traditionally, Dane County has used its CDBG and/or HOME funds for the provision of hard costs associated with major and minor home repairs, an area where there are few alternatives available for persons other than a conventional home loan or revolving line of equity credit. These dollars are frequently coupled with other federal funding, such as making the repairs needed for the home to qualify for weatherization assistance.

The County has used its funding to provide for gap financing to make loans affordable for low-and-moderate income homebuyers.

HOME funding has also been used to provide for the construction of single owner-occupied housing units. Due to the availability of other funding incentives, such as low income housing tax credits, HOME dollars are only used as gap financing for multi-unit housing projects.

Economic Opportunities

Economic development was cited as the top priority by 38% of the respondents to the 2009 Community Survey. The increasing rate of unemployment, job losses, businesses closing, vacant retail and industrial space, along with other available resources were factors in setting this as a priority.

The County has established a commercial revolving loan fund for larger businesses using its CDBG dollars. This loan fund has over \$500,000 in funds waiting to be loaned out. The County has also used a portion of its CDBG funds in the past to provide technical assistance for micro-businesses, however, there has been concern expressed by the CDBG Commission and County Executive that there is a lack of support among the local business community for such a program.

Wisconsin offers a number of business incentive programs including, but not limited to:

Business Employees Program (BEST) - to help small businesses in industries that are facing severe labor shortages upgrade the skills of their workforce. Under the BEST program, Commerce can provide applicants with a tuition reimbursement grant to help cover a portion of the costs associated with training employees.

Customized Labor Training Fund - Provides training grants to businesses that are implementing new technology or production processes. The program can provide up to

50 percent of the cost of customized training if it is not available from the Wisconsin Technical College System.

Dairy 2020 Initiative - Awards grants for business and feasibility planning to dairy producers and processors considering a modernization or expansion project.

Early Planning Grant Program - Helps individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed start up or expansion.

Technology Development Fund - Helps businesses finance Phase I product development research. Firms completing Phase I projects can receive Phase II product-commercialization funding.

Other incentives available include: Enterprise Development Zones, Tax Incremental Financing, and Industrial Revenue Bonds.

Suitable Living Environments

Declining tax revenues, cuts to public services funding, the number of blighted buildings, and a lack of access to key resources, such as transportation formed the basis for identifying funds to be earmarked for suitable living environments.

OBSTACLES TO MEETING UNDERSERVED NEEDS

The primary obstacle to meeting underserved needs is the lack of resources. This is a lack of staff resources both at the County and local level to work with communities to analyze needs and potential resources, to package potential projects for consideration, and to implement projects. There is also a lack of financial resources to bring projects to fruition.

Lead-based Paint (91.215 (g))

- | |
|--|
| <ol style="list-style-type: none">1. 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.2. Outline actions proposed or being taken 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. |
|--|

3-5 Year Strategic Plan Lead-based Paint response:

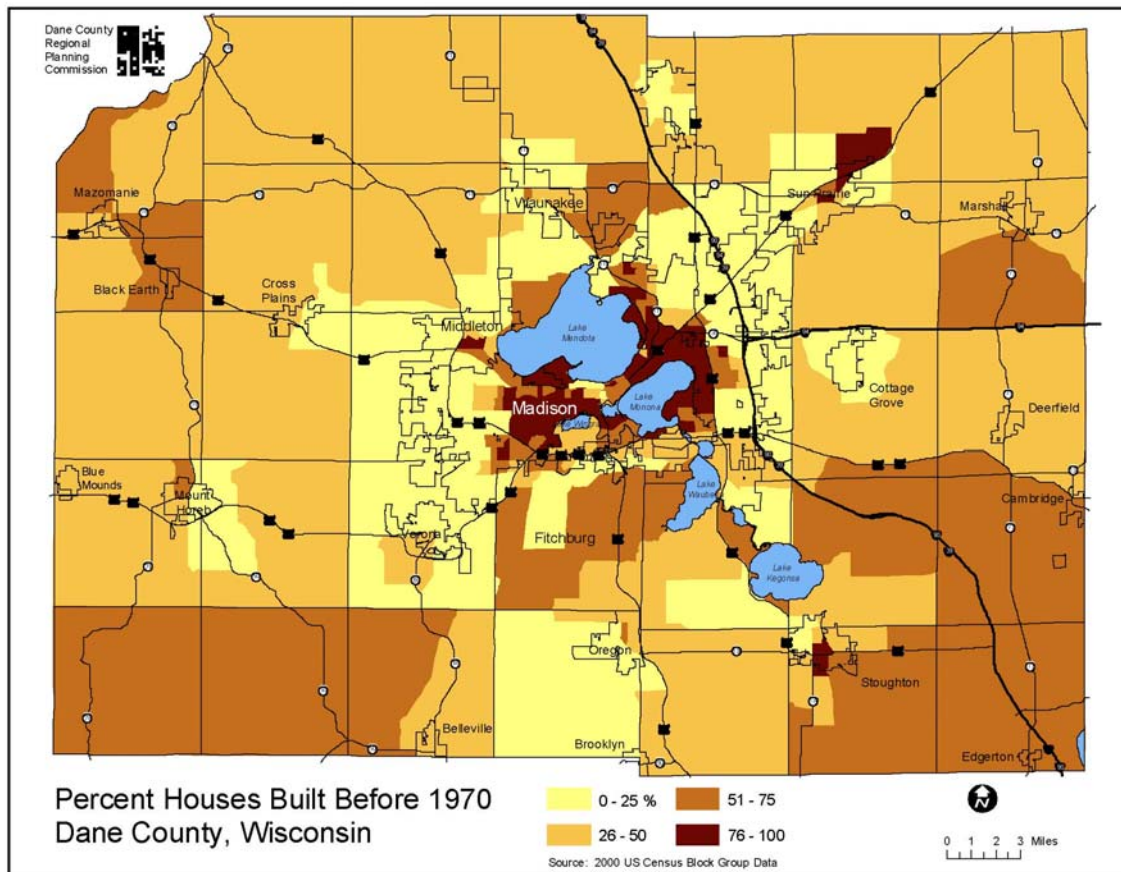
ESTIMATES OF HOUSING UNITS CONTAINING LEAD-BASED PAINT HAZARDS

National data identifies four primary risk factors among children for lead poisoning:

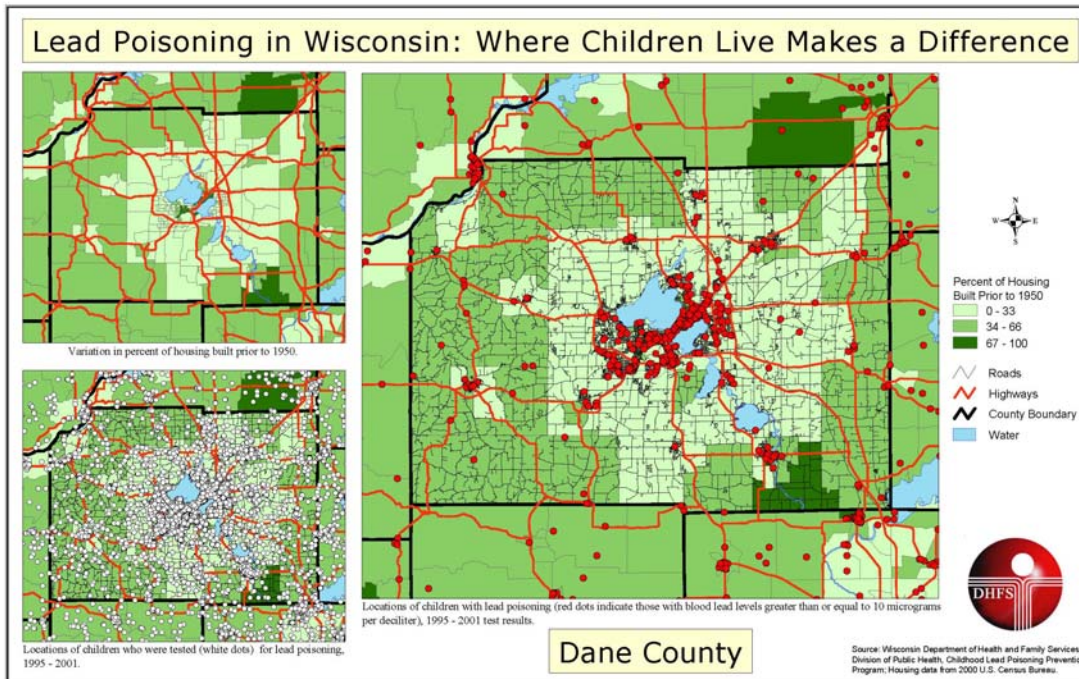
1. Age of the child – lead poisoning is more prevalent among two-year old children;
2. Age of housing – homes built prior to 1950 present a high risk for lead exposure
3. Socioeconomic status – lead poisoning is more prevalent among children enrolled in the Medicaid or the Supplemental Food Program for Women, Infants, and Children; and
4. Racial and ethnic disparities – indicating that lead poisoning is more prevalent among African-American children. Source: <http://dhs.wisconsin.gov/lead/Data/lpsurveillance/>

Approximately 37% of the housing units in Dane County were built prior to 1970.

Map 8: Percent of Homes Built Before 1970 in Dane County



Map 9: Lead Poisoning in Dane County



ACTIONS TO EVALUATE AND REDUCE LEAD-BASED PAINT HAZARDS

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

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

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

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

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

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

Lead screening is available from PHMDC Clinics for children ages 9 months to 6 years who are unable to be screened by a private medical provider. The Department also provides one-on-one consultation and group presentations upon request to local clinics and providers.

A child is considered lead poisoned if they have a blood lead level (BLL) of 10 m g/dL or greater. Families with lead poisoned children are eligible for the following services:

Children with BLL 10 - 14 m g/dL:

- Home visit and visual inspection by certified lead hazard investigator or risk assessor.
- Professional consultation on managing lead hazards in the home.
- A basic lead clean-up kit.
- Mailed reminders for follow-up blood lead testing of the lead poisoned child.

Children with BLL ³ 15 m g/dL:

- Full lead risk assessment of the child's primary residence. Risk assessment of additional properties as appropriate.
- Public health nurse case management to assess child development and assure appropriate medical management.
- Professional consultation on managing lead hazards in the home including written orders to correct the lead hazards identified.
- A basic lead clean-up kit.
- Mailed reminders for follow-up blood lead testing of the lead poisoned child.

Further information is available on the Public Health Department's web site at: <http://www.publichealthmdc.com/environmental/healthyHomes/lead/services.cfm>

HOUSING



Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. 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).
2. 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 complete 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.

3-5 Year Strategic Plan Housing Needs response:

HUD receives a special tabulation of data from the Census Bureau that it analyzes by income group, household type, and housing problems in data sets referred to as Comprehensive Housing Affordability Strategy (CHAS). These data sets identify three types of housing problems – cost burden (paying more than 30% of household income for housing), overcrowding (more than one person per room), and lack of complete plumbing or kitchen facilities. The data in this section is current as of the 2000 Census.

For purposes of the CDBG program, HUD defines:

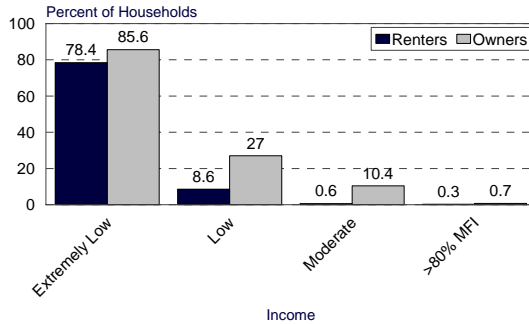
- Extremely low-income households as those with income less than 30% of the area median income for that family size.
- Low-income households are those between 30% and 50% of median income.
- Moderate-income households are those between 50% and 80% of median, and
- Middle-income households are those between 80 and 90% of median.

Elderly households are 1 or 2 person households in which one or both persons are age 62 and older. Renter households do not include people living on boats, in recreational vehicles, or in vans.

ESTIMATED HOUSING NEEDS

Cost-Burden, Severe Cost-Burden

**Cost Burden Greater Than 30%
by Housing Type**



Source: CHAS Data Book /CDBG - Con Plan 2010-2014 - cost burden 30

Cost burden is defined as the fraction of a household’s total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. If a household pays more than 30% of the household income for housing, it is considered cost burdened. Cost burden is considered extreme when households are paying more than 50% of their income for housing.

As noted in Graph 2, cost burden is significant for both renters and homeowners with extremely low incomes.

The cost burden is more pronounced among large-related households of 5 or more members with 96.9% of the renter households and 91.7% of the owner households of this size paying 30% or more of their income for housing.

Extreme cost burden, meaning paying more than 50% of the household income on housing costs is highest among owners with small related households of 2-4 members where the household is extremely low-income, earning 30% or less of the median family income.

Table 6: Extremely Low-Income Households with Extreme Cost-Burden by Household Type

	Renters		Owners	
	Households	Percent	Households	Percent
Elderly 1 & 2 Member Households	450	42.4	464	48.5
Small Related (2-4 members)	642	63.8	283	83.5
Large Related (5+ members)	134	52.1	74	77.1
All Other Households	1,028	75.8	271	73.4

Source: CHAS Data Book

77% of extremely low-income, large, owner households with five or more related members had extreme cost-burdens.

Among low-income households earning between 30% and 50% of the median income, slightly less than half of small-related owner households with 2-4 members were paying more than 50% of their household income on housing costs. This is detailed in Table 7.

Table 7: Low-Income Households with Extreme Cost-Burden by Household Type

	Renters		Owners	
	Households	Percent	Households	Percent
Elderly 1 & 2 Member Households	126	13.2	154	9.8
Small Related (2-4 members)	106	7.5	426	49.1
Large Related (5+ members)	14	7.1	106	43.3

Table 7: Low-Income Households with Extreme Cost-Burden by Household Type

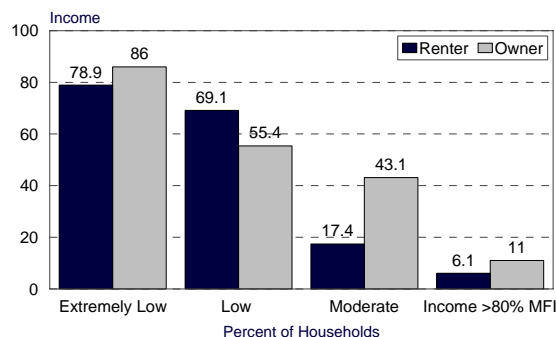
	Renters		Owners	
	Households	Percent	Households	Percent
All Other Households	152	7.3	151	36.5

Source: CHAS Data Book

Any Housing Problems

Any housing problem is defined as having a cost burden greater than 30% of income, and/or overcrowding (1.01 or more persons per room), and/or lacking complete kitchen or plumbing facilities.

Housing Problem by Income



Extremely low-income renters (78.9%) and owners (86%) experienced one or more housing problems.

Among extremely-low income households, 96.9% of renter households with five or more related members had one or more housing problems. 817 or 85.4% of all elderly owner households had housing problems. This is further illustrated in Table 8.

Source: CHAS Data Book /cdbg - con plan 2010-2014 - housing problem

Table 8: Extremely Low-Income Households with Any Housing Problem by Household Type

	Renters		Owners	
	Households	Percent	Households	Percent
Elderly 1 & 2 Member Households	656	61.8	817	85.4
Small Related (2-4 members)	810	80.5	309	91.2
Large Related (5+ members)	249	96.9	88	91.7
All Other Households	1,188	87.6	301	81.6

Source: CHAS Data Book

Low-income renters (69.1%) were slightly more likely than low-income owners (55.4%) to have housing problems.

Table 9: Low-Income Households with Any Housing Problem by Household Type

	Renters		Owners	
	Households	Percent	Households	Percent
Elderly 1 & 2 Member Households	665	69.5	555	35.2
Small Related (2-4 members)	914	64.8	704	81.1
Large Related (5+ members)	150	76.5	215	87.8
All Other Households	1,479	71	245	59.2

Source: CHAS Data Book

Large families with five or more members were more likely than other household groups to experience housing problems. 87.8% of low-income owner households with 5 or more members had one or more housing problems; this was true for 76.5% of the renters with large households.

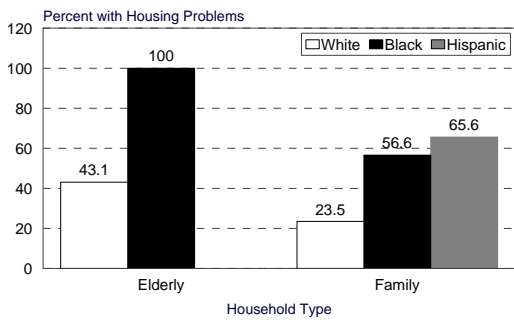
Public Housing/Section 8 Waiting Lists

The Dane County Housing Authority reports a waiting list of over 1,000 applicants for their Section 8 housing vouchers. The waiting lists for conventional public housing operated by the Dane County Housing Authority in the City of Sun Prairie and the City of Monona are also closed.

DISPROPORTIONATELY GREATER NEED

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 (10) percentage points higher than the percentage of persons in the category as a whole.

**Percentage of Households with Housing Problems
Among Renters by Race**

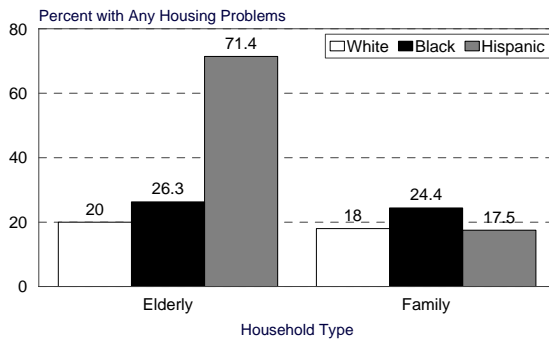


Source: HUD SCODS CHAS Data /cdbg - 2010-2014 Con Plan - housing problems by race

One of the issues in examining disproportionately greater need across racial or ethnic groups using the 2000 Census data is the small numbers of persons who are non-White. The 2000 CHAS data indicates that there were just 19 African-American/Black Elderly renter households compared to 3,502 White, Non-Hispanic renter households. All of the African-American Elderly renter households had one or more housing problems compared to just 43.1% of the White, Non-Hispanic Elderly renter households.

All of the African-American households had incomes 30% or less of the median family income, all had one or more housing problems. This contrasts to 62.4% of the 1,020 White, Non-Hispanic, Elderly renter households who had any housing problems.

**Percentage of Households with Housing Problems
Among Homeowners by Race**



Source: SOCDSHAS Data /cdbg - 2010-2014 Con Plan - housing problems renter by race

The small populations also were seen among homeowners. There were 9,898 White, Non-Hispanic elderly homeowners; 38 Black elderly homeowners; and 14 elderly Hispanic homeowners identified in the CHAS data.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. 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.
 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.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

PRIORITY HOUSING NEEDS and BASIS FOR ASSIGNING PRIORITY

Table 10 summarizes the County’s housing priority needs using one of the HUD required tables. “High” priority means that activities to address this need will be funded by the County through the use of CDBG and/or HOME entitlement grant funds, either alone or in conjunction with the investment of other public or private funds. “Medium” priority means that if CDBG and/or HOME funds are available, activities to address this need may be funded; also, the County may take other actions to help meet the needs of this population group, such as letters of support or facilitation of applications for other funding. “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 other entities’ applications for federal assistance. “No need” means either that no need exists or that this need is already substantially addressed.

Table 10: Priority Housing Needs

		Estimated # of Households with Any Housing Problem		Need Level	
Household Type	Household Income (% of Median Family Income)	Renters	Owners	Renters	Owners
Elderly	0-30%	656	817	M	H
	31-50%	665	555	H	H
	51-80%	189	476	H	H
	>80%	14	285	L	L
Small Related	0-30%	810	309	M	H
	31-50%	914	704	H	H
	51-80%	387	1,526	H	H
	>80%	209	2,768	L	L
Large Related	0-30%	249	88	M	H
	31-50%	150	215	H	H
	51-80%	215	405	H	H
	>80%	138	724	L	L

Table 10: Priority Housing Needs

		Estimated # of Households with Any Housing Problem		Need Level	
		Renters	Owners	Renters	Owners
Household Type	Household Income (% of Median Family Income)				
All Other	0-30%	1,188	301	M	H
	31-50%	1,478	245	H	H
	51-80%	512	757	H	H
	80%+	211	714	L	L

BASIS FOR DETERMINING PRIORITY

The first priority has been to assist extremely low, low, and moderate income home owners to maintain their existing housing and to keep it affordable. This may be accomplished through providing energy efficiency improvements to reduce the cost burden, home rehabilitation loans or grants to address code-related repairs and improvements, and/or through the provision of accessibility modifications for persons with disabilities so that they may stay in their existing housing.

Due to the number of homes on the market, the decreasing home prices, incentives for first-time home buyers, and the low rental vacancy rate a priority has been to assist low-and-moderate income renters with down payment and closing costs in order to purchase homes, as well as, to provide funding for the construction of owner-occupied single-family housing units – particularly for large related families.

Rental housing across all populations is also a priority. Depending on the municipality within the County, there is a dearth of affordable rental housing or an abundance of older rental units. The imbalance is notable in the City of Stoughton, which in a recent survey, found that the majority of the employees of its major businesses lived outside the City in part due to the lack of affordable rental housing. The County also has a number of affordable rental housing units that are aging or need rehabilitation to address health and safety issues. The City of Fitchburg in 2009 designated its first apartment building as a chronic nuisance; among the fire, safety, and health code violations, four (4) units were deemed unfit for habitation.

OBSTACLES TO MEETING UNDERSERVED NEEDS

The primary obstacle to meeting underserved needs is the lack of resources. This is a lack of staff resources both at the County and local level to work with communities to analyze needs and potential resources, to package potential projects for consideration, and to implement projects. There is also a lack of financial resources to bring projects to fruition.

Additional barriers to affordable housing include:

- Housing costs rising at a disproportionate rate to family income;
- Need in Dane County (including Madison) for 11,146 additional affordable housing units;
- Increasing land acquisition and land development costs;
- Local land regulations; and
- Community resistance to higher density.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. 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. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. 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).
3. 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. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

SIGNIFICANT CHARACTERISTICS OF HOUSING MARKET

Supply

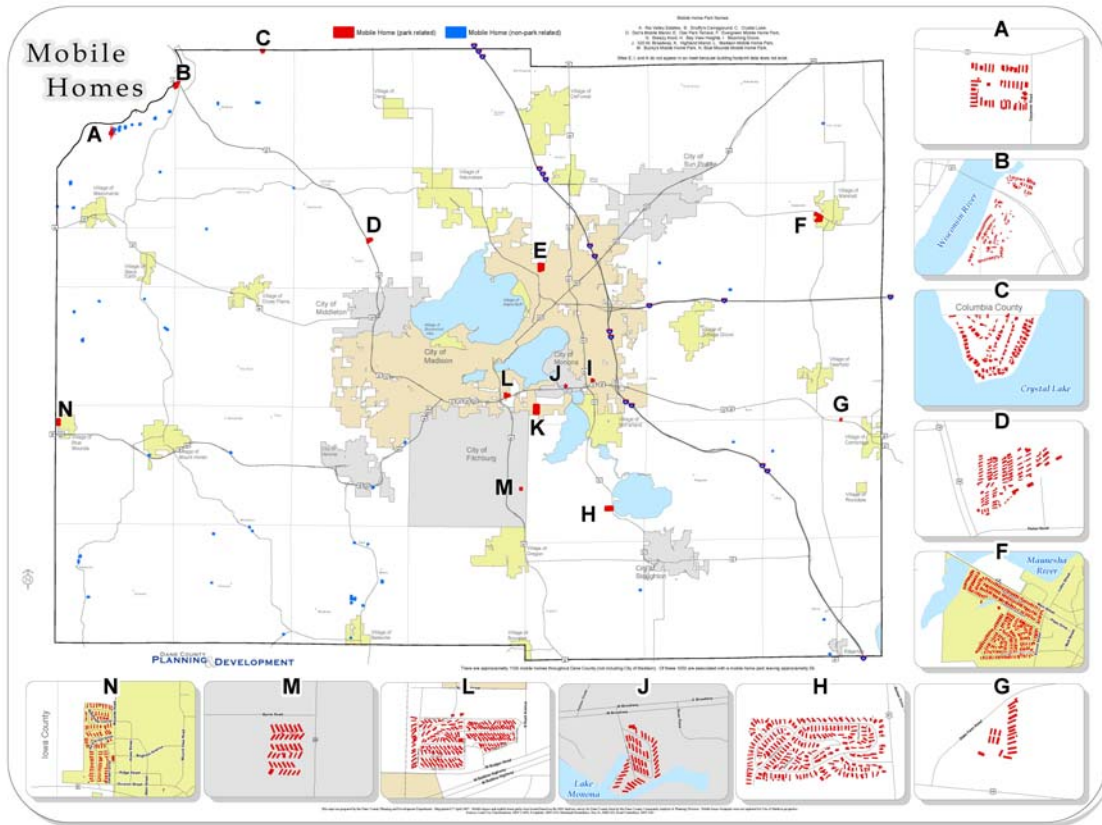
Comparing 2000 Census data to the housing characteristic data from the American Community Survey, 2008 shows that Dane County, outside the City of Madison added 17,356 units of housing. Single family units and units that are owner-occupied comprise a larger share of the total. This is illustrated in Table 11.

Table 11: Selected Housing Characteristics – Dane County Excluding the City of Madison

Housing Characteristic	2000 Census	2008 ACS
Units in Structure		
Total Housing Units	88,045	105,401
1 Unit (%)	69.7%	74.1%
2 Units (%)	5.1%	2.5%
Multi-Family Units (%)	23.6%	22.5%
Mobile Homes (%)	1.6%	0.8%
Boat, RV, Van, etc.	0.03%	0.03%
Housing Tenure		
Occupied Housing Units	84,465	98,266
Owner-Occupied	68.0%	72.4%
Renter-Occupied	32.0%	27.6%
Source: U.S. Census Bureau, Census 2000 and American Community Survey, 2008 American Community Survey 1-Year Estimates, Selected Housing Characteristics		

Mobile homes play a significant housing option for low-and-moderate income Dane County residents. This is illustrated through a comparison of Map 10 to Map 5 showing census tract block groups with populations of 42.8% or more low and moderate-income persons.

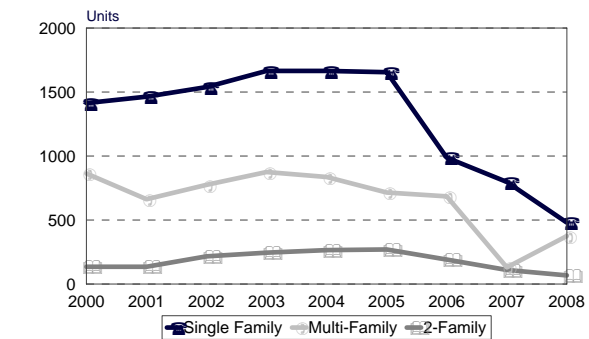
Map 10: Mobile Homes in Dane County (based on 2005 Land Use Survey)



Graph 6: Residential Building Permits by Type

Residential Building Permits by Type

Dane County (excluding Madison) 2000-2008



/cdbg - building permits Source: Capital Area Regional Planning Commission Survey of incorporated units of government.

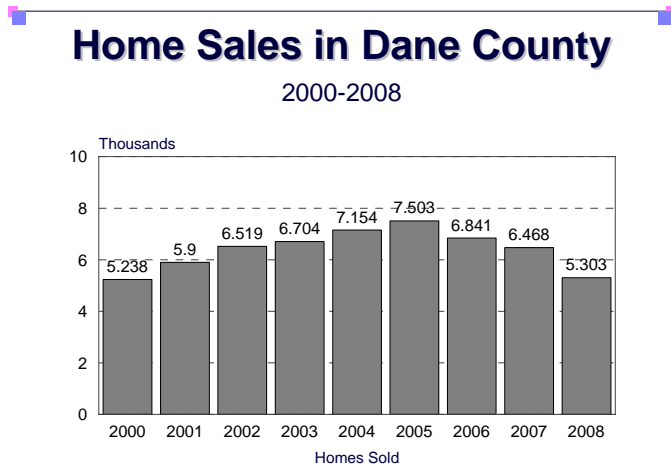
Residential construction peaked in 3rd and 4th class cities in 2003, in villages in 2004, and in Towns in 2005. Between 2000 and 2008, 3,937 new residential units were added in Towns, 6,132 were added in Villages and 9,120 were added in the cities outside of Madison.

As seen in Graph 6, the largest share of the new construction was for single-family housing units which began falling off sharply in 2006. Permits for single-family housing and 2-family housing continued to decline in 2008, but permits for multi-family housing saw a slight upswing.

Demand

The overall demand for single-family housing, including condominium units is decreasing as seen in falling home sales and increasing months of inventory based on information from the Dane County Market web site.

Graph 7: Home Sales in Dane County



Source: Wisconsin Realtors Association /cdbg - home sales

Homes sales in Dane County have declined since 2006 and were down 18% in 2008 from 2007.

Home sales were down in Sun Prairie by 8% from 2008 to 2007 and down 28% in 2008 from 2004. Sun Prairie also saw more expired listings in 2006 (484) and 2007 (525) than home sales as the market changed in favor of home buyers.

Home buyers shopping the Verona area also saw the market shift in their favor beginning in 2006 as the number of expired listings

increased. While there were 179 homes sales in 2007, there were also 162 listings that expired.

Middleton saw a 13% decrease in home sales between 2006 and 2007.

As recorded on the Dane County Market web site, "The December 31st inventory level for Dane County homes was 7.4 months. Homes priced under \$225,000 had inventory levels well below the Dane County average. Homes priced at \$325,000 and higher had inventory levels well above the Dane County average."

Table 12: Dane County Months of Inventory of Homes¹ by Price Range as of 12.31.2008

Price Range	Active Listings on 12/31/2008	Listings Sold Prior 12 Months	Avg. Sold Per Month	Months of Inventory
<\$99,999	36	71	5.9	6.1
\$100,000 - \$124,999	51	86	7.2	7.1
\$125,000 - \$149,999	109	217	18.1	6.0
\$150,000 - \$174,999	201	414	34.5	5.8
\$175,000 - \$199,999	327	574	47.8	6.8
\$200,000 - \$224,999	227	558	46.5	4.9
\$225,000 - \$249,999	302	432	36.0	8.4
\$250,000 - \$274,999	193	348	29.0	6.7
\$275,000 - \$299,999	172	273	22.8	7.6
\$300,000 - \$324,999	71	197	16.4	4.3
\$325,000 - \$349,999	116	155	12.9	9.0
\$350,000 - \$399,999	194	239	19.9	9.7
\$400,000 - \$499,999	184	238	19.8	9.3

¹ Excludes condos.

Table 12: Dane County Months of Inventory of Homes¹ by Price Range as of 12.31.2008

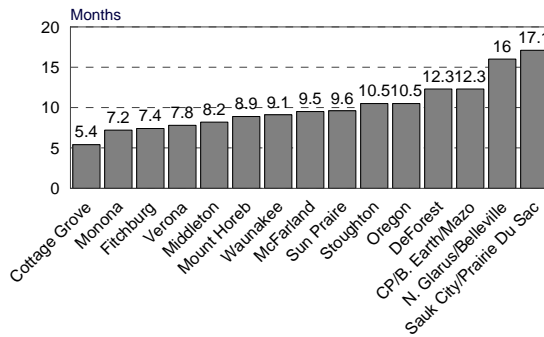
Price Range	Active Listings on 12/31/2008	Listings Sold Prior 12 Months	Avg. Sold Per Month	Months of Inventory
\$500,000 - \$599,999	90	100	8.3	10.8
\$600,000 - \$699,999	67	70	5.8	11.5
\$700,000 - \$799,999	52	38	3.2	16.4
\$800,000+	109	34	2.8	38.5
All	2,501	4,044	337	7.4

Source: South Central Wisconsin MLS from the Dane County Market website at danecountymarket.com

Outside the City of Madison, for communities for which information was readily available, the

Months of Inventory as of 12.31.2008

Single Family Homes



Source: South Central Wisconsin MLS as on danecountymarket.com/cdbg-home-inventory

number of months of inventory for single family homes was at or lower than the County average of 7.4 months for Cottage Grove, Monona, and Fitchburg. Communities such as Stoughton, Oregon, DeForest, and the Cross Plains/Black Earth/Mazomanie area had over 10 months of inventory of homes at the end of 2008.

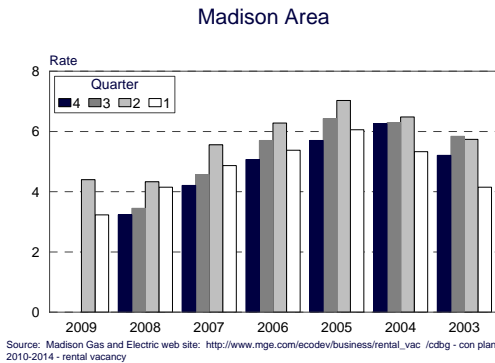
The picture in 2009 has gotten worse. As of May 31, 2009 the months of inventory for Dane County homes stood at 10 months while the inventory for Dane County condos stood at 21.9 months. These are both all time highs.

Affordable owner-occupied housing was cited as a need for 8 of the 32 municipalities interviewed – City of Stoughton, City of Verona, Town of Sun Prairie, Town of York, Village of Black Earth, Village of Cambridge, Village of McFarland, and Village of Waunakee.

Unfortunately, foreclosures are helping to fuel the number of homes on the market. According to UW-Extension data, Dane County experienced a 36.3% increase in the number of foreclosures between the first three quarters of 2008 and the first three quarters of 2009. In raw numbers, there were 862 unduplicated foreclosure filings for Q1-3 of 2008 compared to 1,175 for the same period in 2009 – 313 more. Comparing just the third quarter 2009 to the third quarter of 2008, the increase was 63%.

While the inventory of homes and condos has been increasing, the presumed rental vacancy rate has been decreasing. Graph 9 shows the percentage of apartment buildings in Madison Gas and Electric's service area, which includes the Village of Cross Plains and Cities of Fitchburg, Madison, Middleton, and Monona that appear to be vacant because the gas and electric service is inactive or the service has been moved to the owner's name.

Multi-Family Rental Vacancy Rates



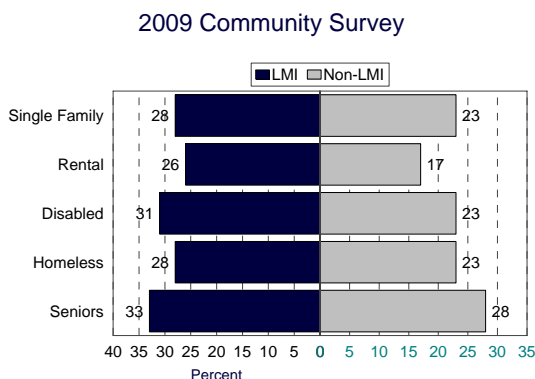
Since the second quarter of 2005, when the Madison area vacancy rate was 7.03%, the multi-family rental vacancy rate has steadily declined. One of the factors at play, may be the decline in the number of rental units in the 53713 zip code which includes the City of Madison, Town of Madison, and portions of the City of Fitchburg. Based on the total rental units in the MGE service area, there are 185 less multi-family rental housing units as of the second quarter, 2009 than there were in the second quarter, 2005. This zip code has a total of 360 less units than it did in 2000.

While the number of multi-family rental units declined in the 53713 zip code between the second quarter of 2005 and 2009, there were an additional 84 units created in the City of Middleton. Demand for rental units was increasing at the same time which led to the vacancy rate decreasing to 3.77% as of 2009 from 8.68% in the second quarter 2005.

The demand for affordable rental housing is also seen by the Dane County Housing Authority which reports a waiting list of over 1,000 applicants for their Section 8 housing vouchers. The waiting lists for conventional public housing in the City of Sun Prairie and the City of Monona are also closed.

The demand for housing by type was part of the citizen survey. The survey inquired as to the number of persons in the household and asked respondents to check the income category that best reflected their total 2008 household income before taxes. From that information, a determination was made as to whether the respondent would be considered low-and-moderate income (LMI) or not. 156 respondents were classified as low-and-moderate income (LMI), 247 respondents were considered non-LMI, and 56 of the respondents did not indicate their income. The survey contained 42 items that asked respondents to assign a priority. High priority was defined to mean spend money on this. Medium priority meant spend money on this if there is any extra. Low priority was defined as look for other sources of funds.

Home Construction by Income



16% of the survey respondents rated housing as the highest priority area in the survey. Overall, persons with presumed low-and-moderate incomes were more likely to indicate the need for construction of affordable housing. The difference in needs was most notable in the area of rental housing where 26% of persons with presumed low-and-moderate incomes indicated that money should be spent on constructing affordable rental housing compared to 17% of those with presumed higher incomes.

N = 459; LMI = 156, non-LMI = 247 /cdbg - Con Plan 2010-2014 - housing type by income

One out of every three LMI respondents indicated that housing should be constructed for Seniors and 31% indicated that constructing housing for persons who are disabled is a high priority.

The survey also asked respondents to indicate their priority for homeownership assistance, such as help with down payment and closing cost assistance. 11% of respondents indicated that money should be spent in this area. 14% of those with presumed low-and-moderate incomes ranked this as a high priority compared to 9% of those with presumed higher incomes.

Written comments to the survey also provided another picture regarding the demand for housing:

- The single biggest lack in Dane Co. is enough really nice affordable rental units. The next thing is transportation, including between the cities (Sun Prairie-Madison, Oregon-Madison, Stoughton-Madison, etc.) I don't think lots of people want this. I think people want to keep people of color (Black, Latinos, Hmong, etc.) out of some towns around Madison and only in Madison "trouble" neighborhoods.
- I believe it's important to use existing buildings, housing, infrastructure first before building more. Demolishing unusable buildings and building new housing on that site would be 2nd choice, provided any and all materials are recycled. Recycling materials good for economic development as well as environment.
- With our economy in dire straits, it's important to create jobs and supply adequate housing for all.
- Sun Prairie does not need any additional rental units or public transportation from Madison.
- I would hope that a lot of this money would be set aside for senior housing, with our aging population and for helping our seniors stay in their homes. We should also help out those most in need, such as the homeless.
- I think it's disgusting how much low income housing there is in this community. We need to focus more spending on education and infrastructure to create jobs.
- Sun Prairie needs more businesses and less low income/subsidized housing.

Condition

One of the indicators of the condition of the housing stock is its age. Older housing is expected to need ongoing maintenance and repair in order to remain habitable. 59% of the housing stock outside the City of Madison is 30-40 years old having been built in the 1970s. These homes are prime candidates for energy efficiency improvements, roofing and siding replacement, and other needed rehabilitation.

Table 13: Year Structure Built - Dane County (outside Madison)

Year	Number	Percent
1999 to March 2000	3,359	3.8
1995 to 1998	9,714	11.0
1990 to 1994	10,186	11.6
1980 to 1989	12,575	14.3
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. Census Bureau. Profile of Selected Housing Characteristics 2000.

Over 40% of the housing stock in the following communities was built prior to 1939: Town of Blue Mounds, Town of Christiana, Town of Perry, Town of Primrose, Village of Rockdale, Village of Shorewood Hills, and the Town of York.

According to data from the U.S. Bureau of the Census for housing units outside the City of Madison, as of the 2000 Census, 208 occupied housing units lacked complete plumbing facilities, 191 lacked complete kitchen facilities, and 481 had no telephone service.

Housing rehabilitation was rated as a priority by 20 of the 32 municipalities interviewed. This was the most frequently cited need.

Among the respondents to the 2009 Community Survey, 21% indicated a high priority for home rehabilitation to assist homeowners with repairs to roofs, windows, etc. Written comments to the survey pointed out that respondents were aware of not just their needs, but had ideas of how this type of funding could benefit homes in their communities.

- We need funds for older people to get help to keep up their homes or just people to come and do it for them.
- Please, please get the house - rental unit - on ___ in Albion condemned - it is a disgrace that people can't even have decent, clean water or a mold-free house or apartment! It is the white house between 73 and Albion.

Cost of Housing

Affordable housing is defined as spending 30% or less of the gross household income on mortgage and associated costs. According to U.S. Bureau of the Census 2000 data, of the 38,369 owner-occupied units outside the City of Madison that had a mortgage, 24% of the households were spending 30% or more of their gross household income on their mortgage and associated costs. Of the 26,323 renter-occupied units outside the City of Madison, 29% of the households were spending 30% or more of their gross household income on rent.

The cost of housing in Dane County rose through the mid-2000s with the median sales price of a home in Dane County falling in 2008 for the first time this century.

Table 14: Home Sales in Dane County

Year	Number of Sales	Median Sales Price	Annual Price Change
2000	5238	\$149,800	6.7%
2001	5900	\$158,900	5.6%
2002	6519	\$172,000	5.5%
2003	6704	\$183,100	6.5%
2004	7154	\$196,900	7.5%
2005	7503	\$208,700	6.0%
2006	6841	\$214,600	2.8%
2007	6468	\$218,700	1.9%
2008	5303	\$218,200	-0.2%

Source: Wisconsin Realtors Association

According to *Regional Trends 2007*, "growth in the median sale price for homes which has increased 46% since 2000, has far outstripped the Midwest urban Consumer Price Index which has increased by 18% over the same period."

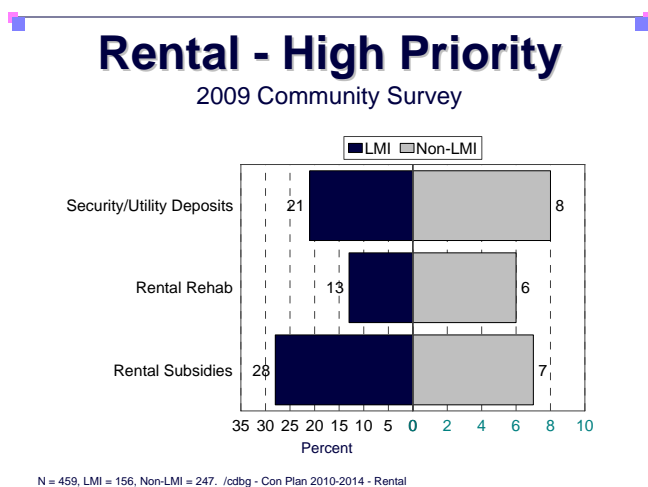
The 2007 American Community Survey estimated median gross rent in Dane County at \$811, and the median home value at \$228,6000. The median household income was estimated to be

\$60,791. When compared to 1999 values reported in the 2000 Census, rents have increased faster than incomes (26.5% for rent versus 23.5% for income) and increases in home values (56%) have far exceeded growth in incomes or rent.” (p.5)

The National Low Income Housing Coalition (<http://www.nlihc.org/oor/oor2009/data.cfm?getstate=on&getcounty=on&county=12582&state=WI>), estimates the 2009 Fair Market Rent (FMR) for a two-bedroom apartment in Dane County is \$846. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,820 per month or \$33,840 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a housing wage of \$16.27.

The 2009 minimum wage started at \$6.55 per hour and increased on July 1, 2009 to \$7.25 per hour. In order to afford the Fair Market Rent for a two-bedroom apartment, a person earning a minimum wage must work 99 hours per week, 52 weeks per year. Or a household must include 2.5 minimum wage earners working 40 hours per week year round in order to make the two-bedroom Fair Market Rent affordable.

The 2009 mean hourly wage for a renter is estimated to be \$12.77. In order to afford the Fair Market Rent for a two-bedroom apartment, the renter must work 51 hours per week, 52 weeks per year.



The gap between hourly wages and affordable rents and the waiting lists for subsidized rental housing was echoed in the results from the 2009 Community Survey. Persons with presumed low-and-moderate incomes (21%) were more likely to give a high priority to spending money on rental assistance, such as help with security deposits and utility connection costs than did their counterparts with presumed higher incomes (8%). 28% of those with presumed LMI rated rental subsidies that would lower the amount of rent paid to 30% of the household income as a high priority.

Housing Stock for Persons with Disabilities

To the extent possible, the approach in Dane County has been to provide the services and supports necessary to maintain people in their own homes. Persons with all levels of needs are integrated into the community through a variety of funding mechanisms including the Wisconsin Community Options Program, Medical Assistance funds, and County dollars.

In addition, the housing stock for persons with disabilities includes the following assisted living options:

Adult Family Homes

Adult Family Homes are places where 1-4 adults reside and receive care or services that are above the level of room and board and may include up to 7 hours per week of nursing care. Adult Family Homes service persons with advanced age, dementia, mental health issues, developmental disabilities, traumatic brain injury, AIDS, alcohol and other drug abuse, correctional clients, and/or persons with a terminal illness. The Dane County

Department of Human Services certifies homes where one or two persons reside while the State of Wisconsin licenses homes where three or four people reside.

The following link is to a listing of State licensed adult family homes in Dane County:
<http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/afhcty/afhdane.pdf>

Community Based Residential Facilities (CBRF)

Community Based Residential Facilities are State licensed congregate settings where five or more adults, age 18 and older reside. Individuals in these settings may not require care above intermediate level nursing care. These facilities provide care, treatment, or services that are above the level of room and board, but include no more than three hours of nursing care per week per resident.

The following link is to a listing of State licensed CDBFs in Dane County:
<http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/CtyPages/DANE.htm>

Residential Care Apartment Complexes (RCAC)

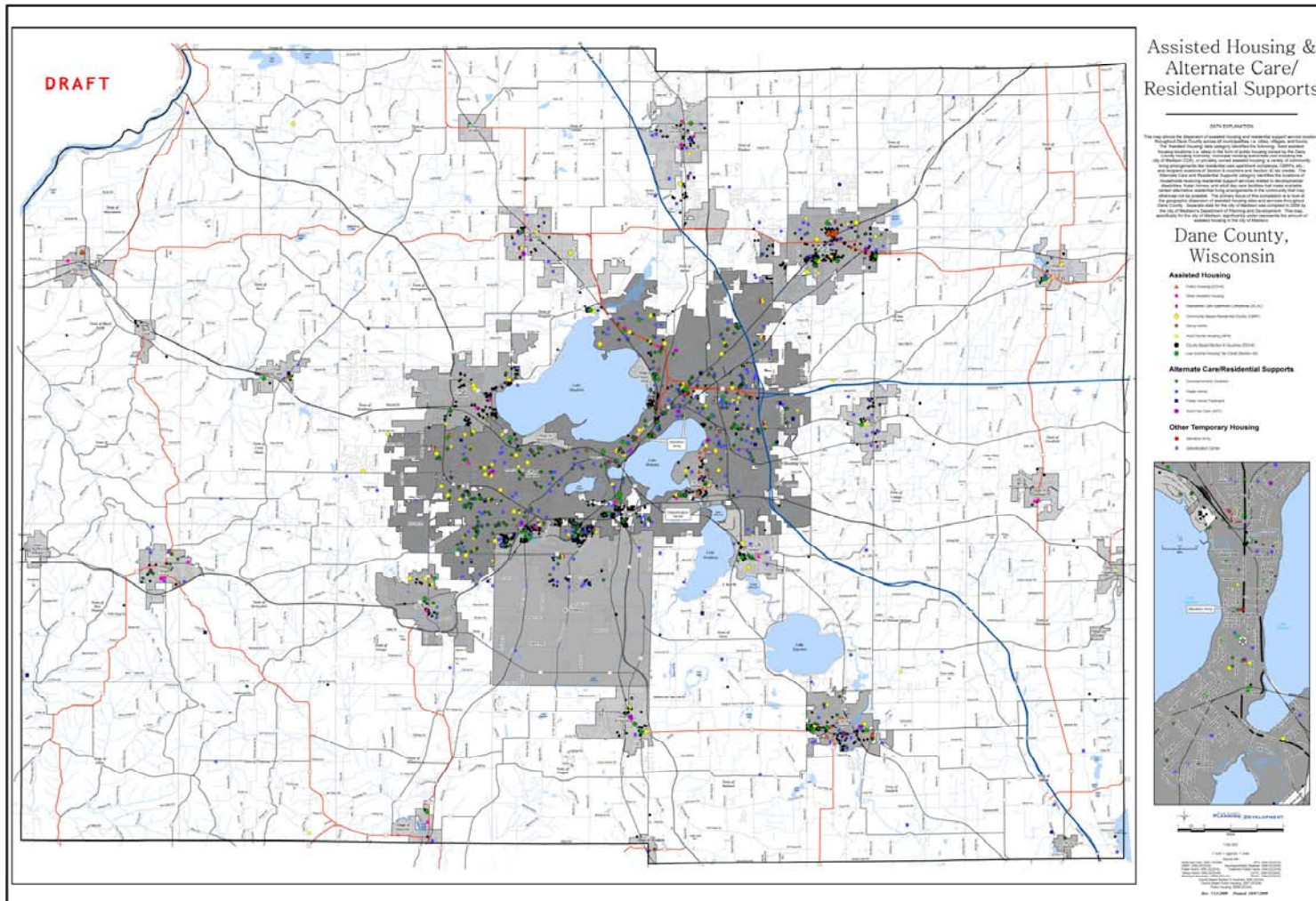
Independent apartment living options are classified as Residential Care Apartment Complexes. These options must comply with State Administrative Code, DHS 89. An RCAC is a place where five (5) or more adults reside. Apartments must each have a lockable entrance and exit; a kitchen, including a stove (or microwave oven); and an individual bathroom, sleeping, and living areas. This living option also provides to residents up to 28 hours per week of the following types of services:

- Supportive Services: Activities related to the general housekeeping, transportation to access community services and recreational services.
- Personal Assistance: Services related to activities of daily living, e.g., dressing, eating, bathing, and grooming.
- Nursing Services: Health monitoring, medication administration, and medication management.
- Emergency Assistance: RCACs must ensure that tenant health and safety are protected in the event of an emergency and shall be able to provide emergency assistance 24 hours a day.

The following link is to a listing of RCACs in Dane County:
<http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/RCACcty/rcacdane.pdf>

Map 11 shows the locations of assisted housing and residential support services throughout Dane County. The housing data category identifies: fixed assisted housing options (sites) in the form of public housing owned by the Dane County Housing Authority, municipal housing authorities (excluding the City of Madison CDA); privately owned assisted housing; a variety of community living arrangements, such as Community Based Residential Facilities (CDBF) and Residential Care Apartment Complexes (RCAC); and recipient locations of Section 8 vouchers and Section 42 tax credits. The Alternate Care and Residential Supports category identifies the locations of households receiving residential support services related to developmental disabilities, foster homes, and adult day care centers that make available certain alternative residential living arrangements in the community that may otherwise not be possible. The primary focus of this compilation is to look at the geographic dispersion of assisted housing sites and services throughout Dane County. Separate maps were compiled for the City of Madison.

Map 11: Assisted Housing and Alternate Care/Residential Supports



Housing Stock for Persons with HIV/AIDS

Persons with HIV/AIDS, to the extent possible, reside in integrated settings throughout the Dane County Community.

The Rodney Scheel House in Madison includes 23 apartments for persons living with HIV and their families. A resident service coordinator assists the residents to obtain needed social services to help them continue to live independently.

Vacant and Abandoned Buildings

There currently is no readily available estimate of the number of vacant and abandoned buildings and the number suitable for rehabilitation.

ASSISTED HOUSING INVENTORY

Table 15: Assisted Housing Inventory in Dane County (Outside the City of Madison)

Project	Number of Units	Low-Income Units	Population	Year in Service	Funding
Belleville					
Belleville Senior Housing LP 50 Heritage LN	20	16	Elderly	2000	
Cottage Grove					
Glenwood Senior Living Community 405 W Cottage Grove RD	39	39	Elderly	2001	Tax Credit
Taylor Ridge I & II 510 Westlawn DR	66		Elderly		S8
Cross Plains					
Applewood View Apartments 2704 Military RD	15	15	Elderly	1995	Tax Credit
Pine Meadows 1310 Bourbon RD	24	24	Family	1993	Tax Credit
Valley View Apartments 2610 Military RD	16		Elderly		S8
Dane					
Meadowlark Town Houses 230 North ST	16	15	Family	1995	Tax Credit
De Forest					
Carrington I 206 N Main ST	20	19	Elderly	1990	Tax Credit
Williamstown Bay 500 Bassett ST	34	34	Elderly	1995	Tax Credit
Fitchburg					
Chapel Valley Apartment Homes 5771 Chapel Valley RD	54	33	Elderly	1996	Tax Credit
Fitchburg Springs Apartment Homes 3317 Leopold Way	104	104	Family	1996	Tax Credit
Housing Horizon Chapel Valley II 5781 Chapel Valley RD	56	34	Elderly	1999	Tax Credit
King James Court Apartments 5663 King James CT	48	48	Family	1995	Tax Credit

Table 15: Assisted Housing Inventory in Dane County (Outside the City of Madison)

Project	Number of Units	Low-Income Units	Population	Year in Service	Funding
Nakoma Heights Apartments 4929 Chalet Gardens RD	144	115	Family	2002	Tax Credit
Marshall					
School Street Apartments 402 Madison ST	24	24	Family	1992	Tax Credit
School Street Apartments II 510 Madison ST	24	24	Family	1993	Tax Credit
Mazomanie					
Broadhead Street Redevelopment Project 35-41,25,27-29,31-33 Broadhead ST	16		Family		Tax Credit
McFarland					
The Cottages 5165 Taylor RD	72	42	Family	1988	Tax Credit
Williamstown Bay 4809 Dale ST	40	40	Elderly	1996	Tax Credit
Middleton					
Nicola Townhomes 1729 Verona ST	15	10		1988	
Parmenter Circle 2310 Parmenter ST	50		Family		Tax Credit
Voss Haus 6710 Elmwood AVE	65		Elderly		Section 8
Monona					
Frost Woods Senior Housing 101 Frost Woods RD	67	67	Elderly	2004	Tax Credit
Monona Meadows 250 Femrite DR	76		Elderly		Section 8
Mount Horeb					
Lincoln Court Senior Apartments 108 Lincoln CT	25	25	Elderly	1998	Tax Credit
Waldmar Housing 204 & 208 Durtschi DR	20		Elderly		Section 8
Oregon					
One West Wolfe 111 Wolfe ST	24	22	Elderly	2002	Tax Credit
Oregon Genesis V 250 S Oak ST	20	18	Elderly	1992	Tax Credit
Oregon Senior Housing LP 139 Wolfe ST	24	24	Elderly	1998	Tax Credit
Stoughton					
Carrington II 1221 E Main ST	27	25	Elderly	1992	Tax Credit
Eagle Ridge Apartments 1215 Jackson ST	54	54	Family	1991	Tax Credit
Greenspire I 1040 Jackson ST	32		Elderly		Section 8
Greenspire II 1050 Jackson ST	32		Elderly		Section 8

Table 15: Assisted Housing Inventory in Dane County (Outside the City of Madison)

Project	Number of Units	Low-Income Units	Population	Year in Service	Funding
Lincoln Group Home 1539 Lincoln AVE	5		Special Needs		Section 8
Rosewood Apartments 300 Silverado DR	90	90	Elderly	1995	Tax Credit
Stoughton Senior Housing, LP II 321 Dvorak CT	48	40	Elderly	2003	Tax Credit
Sun Prairie					
Angell Park Senior Apartments 426 Park ST		61	Elderly		
Colonial View Apartments 601 Thomas DR	94		Elderly		Section 8
Hamilton Place 100 Park CIR	240	173	Family	2002	Tax Credit
Rolling Prairie Phase I 415 S Bird ST	54	54	Family	1990	Tax Credit
Rolling Prairie Phase II 406 S Bird ST	30	30	Family	1991	Tax Credit
Sunny Hill Apartments 700 Frances CT	56	56	Family	2006	Section 8
Sunwood Apartments 1750 Linnerud DR	48	44	Elderly	2001	Tax Credit
The Uplands 249 Musket Ridge DR	39	39	Family	2003	Tax Credit
Vandenburg Heights 1204 N Pine ST	68	56	Family	1992	Tax Credit
Verona					
Prairie Oaks Senior Housing II 1049 Enterprise DR	36	35	Elderly	2003	Tax Credit
Sugar Creek Apartments 206 N Marietta ST	60	51	Elderly	1992	Tax Credit
Waunakee					
Cannery Row Senior Apartments 301 E 3 rd ST	50	49	Elderly	2004	Tax Credit
Country View Apartments 607 Reeve DR	41	39	Elderly	1995	Tax Credit
Essex Apartment Homes 5469 Westshire CIR	36	36	Elderly	1999	Tax Credit
Source: LIHTC Database and City of Madison					

CHARACTERISTICS OF HOUSING MARKET INFLUENCE ON USE OF FUNDS

The age of the housing stock, the still increasing number of foreclosed properties, the priority given by the municipalities to home rehabilitation, and the results of the 2009 Community Survey speak to the need for home rehabilitation and possibly home acquisition and rehabilitation as priorities.

The number of homes on the market and declining median sales prices point to a need for assistance for low-and-moderate income to purchase existing homes.

The demand for affordable rental housing cannot be understated. It is visible in the decreasing rental vacancy rates, the number of applicants for Section 8 vouchers, and the results of the 2009 Community Survey where 26% of those with presumed low-and-moderate incomes indicated that money should be spent on constructing affordable rental housing.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. 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.

3-5 Year Strategic Plan Specific Housing Objectives response:

PRIORITIES AND SPECIFIC OBJECTIVES

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

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

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

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

The priorities and expected objectives are delineated in Table 16.

It is expected that:

- 30% of CDBG funds received will be allocated for housing programs;
- 30% of HOME funds received will be allocated for homeowner rehabilitation;
- 25% of HOME funds received will be allocated for homebuyer assistance;
- 20% of HOME funds received will be allocated for rental rehabilitation or development of affordable rental units;
- 15% of HOME funds received will be allocated for Community Housing Development Organization (CHDO) activities.

Table 16: Proposed Use of Funds with Objectives and Outcomes

Objective: Decent Housing Outcome: Availability/Accessibility of Decent Housing								
Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Est. Amount	Performance Indicator	5 Year Goal
Construction of new owner-occupied single-family housing DH 1.1	Development of owner-occupied affordable single-family housing units. May include special needs populations.	Urban County Consortium Communities	LMH	Owner Occupied Housing	HOME	\$685,970 (25%)	Units	15
Construction of new Rental Housing DH 1.2	Loan/grant program for developing affordable rental housing units May include special needs populations.	Urban County Consortium Communities	LMH	Rental Housing	HOME	\$439,100 (20%)	Units	54

Objective: Decent Housing

Outcome: Affordability of Decent Housing

Strategy	Activities	Location	National Objective	HUD Priority Need Category	Funding Source	Est. Amount	Performance Indicator	5 Year Goal
Home Rehabilitation DH 2.1	Energy efficiency improvements; major home repair loan program; minor home repair grant program; accessibility improvements; reconstruction	Urban County Consortium Communities	LMH	Owner Occupied Housing	HOME CDBG	\$823,165 \$675,305 (12% CDBG, 30% HOME)	Units	260
Home Ownership DH 2.2	Loan program for down payment and closing cost assistance.	Urban County Consortium Communities	LMH	Owner Occupied Housing	HOME CDBG	\$557,130 (9.9% CDBG)	Units	65
Rental Rehabilitation DH 2.3	Revolving loan fund to make needed repairs to rental property found to be blighted or in violation of local building/habitability codes.	Urban County Consortium Communities	LMH	Rental Housing	CDBG	\$455,830 (8.1%)	Units	45

LOCAL PUBLIC AND PRIVATE SECTOR RESOURCES

CDBG and HOME funds will be used when needed to leverage additional dollars, to provide gap financing, and to fund projects with no other means of support.

Needs of Public Housing (91.210 (b))

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, and other factors, including 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.

3-5 Year Strategic Plan Needs of Public Housing response:

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 12).

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. (DCHA only has 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, in 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.

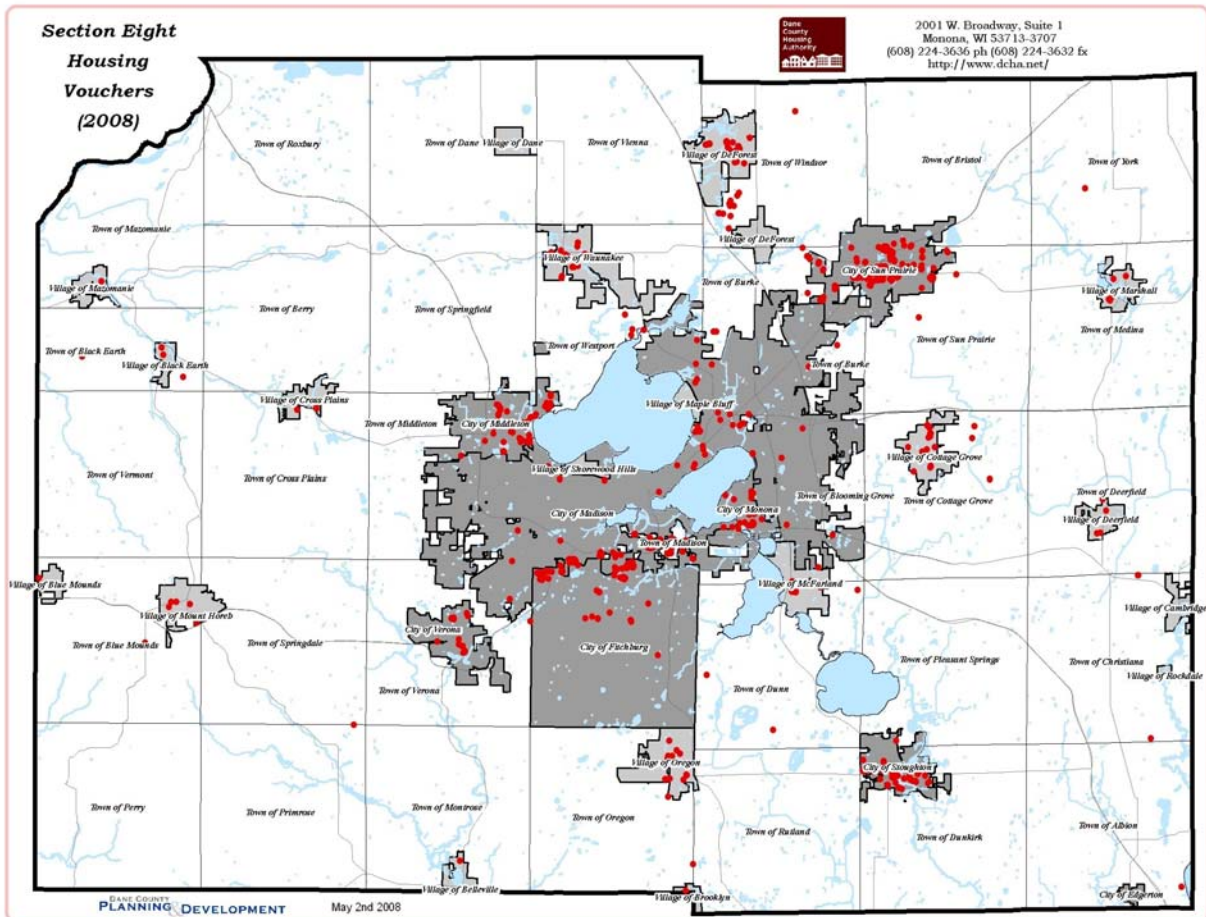
There are 14 applicants on the waiting list for the one-bedroom units. The average wait is 12 to 18 months. There are 10 applicants on the waiting list for the two-bedroom duplexes where the wait runs 3-5 years.

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.

Stoughton Housing Authority

The City of Stoughton owns 92 units of public housing including 89 one-bedroom and 3 two-bedroom units for older adults and persons with disabilities across the six buildings of the Greenspire Apartments. The complex is managed by Boihahn Management Consulting. Each building has a community room and elevators/chairlifts. Each apartment home has an emergency response system and controlled access.

Map 12: Locations of Section 8 Vouchers in Dane County in 2008



Public Housing Strategy (91.210)

1. 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 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, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. 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))
3. 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))

3-5 Year Strategic Plan Public Housing Strategy response:

STRATEGY TO SERVE NEEDS

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.

Strategy to Address Revitalization and Restoration Needs of 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.

The City of Stoughton properties are managed by Brouihahn Management & Consulting, Inc. According to Bev Thompson with Brouihahn, in the past 18 months, they have done ongoing window replacement, repaved the parking lot, and have replaced the retrofitted lifts in four of the six buildings.

Strategy to Improve Living Environment

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. This has been accomplished by installing air conditioning, upgrading kitchens (including dishwashers), and bathrooms, and providing better lighting for security. DCHA wants to remove any feel of living in a “public or subsidized property”. Many of the 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.

Brouihahn Management & Consulting, Inc. works closely with the Senior Center in Stoughton and encourages their residents to be active. Notices of activities, transportation opportunities, etc. are regularly posted. The company keeps an “open” door policy.

PLAN TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED

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.

DESIGNATION AS TROUBLED

None of the public housing authorities are deemed “troubled” by HUD nor are they performing poorly.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. 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.
2. 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.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

BARRIERS TO AFFORDABLE HOUSING

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 that housing costs in Dane County continue to rise at a disproportionate rate to family income, even with the current housing market slowdown thus creating a greater demand for such housing. 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. Unfortunately, unlike other municipalities such as cities, there is currently no statutory authority for a county to develop such a trust fund.

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.

STRATEGIES TO REMOVE OR AMELIORATE BARRIERS TO AFFORDABLE HOUSING

The County conducted an *Analysis of Impediments To Fair Housing Choice* in 2004 and is taking appropriate actions to overcome the effects of impediments identified through that analysis. It is planned in 2010 to use CDBG-R funds and issue a request for proposal (RFP) to conduct further analysis and review.

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 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.

HOMELESS

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

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

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. In addition, to the extent information is available, the plan must include a description of 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.

3-5 Year Strategic Plan Homeless Needs response:

The Homeless Services Consortium functions as the local Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development (HUD) as the local planning and decision-making body on programs funded with HUD's homeless assistance programs.

Sue Wallinger with the City of Madison CDBG Office compiles an annual report with data collected from agencies that use the Wisconsin ServicePoint (WISP) homeless management information system. While efforts are made to produce reports of unduplicated counts, it is still possible that some duplication occurs. The full 2008 report may be found at: http://www.cityofmadison.com/cdbg/docs/homeless_summary_memo_2008.pdf The following is data from that report.

Extent of Homelessness

The emergency shelter system in Dane County includes 297 year round and 67 overflow beds, motel rooms paid by vouchers, warming house mattresses, and volunteer host homes. The total estimated population of homeless persons in Dane County in 2008 was 7,530; 3,894 individuals were served in emergency shelters and 3,636 were turned away due to no shelter space or vouchers being available.

Table 17: Shelter Comparison 2004-2008

	2004	2005	2006	2007	2008
Individuals Served in Shelter	3,342	3,039	3,487	3,432	3,894
Individuals Turned Away without Shelter	2,484	2,476	3,207	2,987	3,636
Total Estimated Homeless in Dane County	5,826	5,515	6,694	6,410	7,530

Table 17: Shelter Comparison 2004-2008

	2004	2005	2006	2007	2008
Individuals in Families	1,466	1,355	1,432	1,317	2,035
Families in Shelter	445	444	469	423	636
Children in Shelter	865	834	875	848	1,310
Single Women in Shelter	464	482	523	515	504
Single Men in Shelter	1,343	1,129	1,418	1,558	1,300
Unaccompanied Youth	67	61	43	40	27
Couples Without Children	1	6	4	1	14

There was a 17.5% increase in the number of persons who were homeless in 2008 from 2007. There was a nearly 55% increase in the number of children in families who were served in this timeframe. There were slight declines from 2007 in the number of single women and single men in shelter.

Reason for Seeking Shelter

Violence or threat of violence was the primary reason given for seeking shelter by families with children (36%) and single women (23%). Low or no income was the most frequently cited reason for single men seeking shelter (23%) while family conflicts (80%) was the primary reason that unaccompanied youth/throw away youth sought shelter.

Characteristics

At the time of intake, individuals are asked to self-report if they have issues with mental illness, alcohol and other drug abuse, and existing medical problems and/or physical disabilities.

Table 18: Characteristics of Homeless Persons in the Shelter System in 2008

	Mental Illness	AODA	Medical Problem/ Physical Disability
Families with Children	43%	24%	60%
Single Men	27%	36%	22%
Single Women	42%	33%	66%
Unaccompanied Youth	41%	74%	7%

As illustrated in Table 18, families with children were more likely to report issues with mental illness. Nearly three out of every four unaccompanied youth reported issues with alcohol and other drug abuse. This was cited as an issue for one third of single women and 36% of single men. Two-thirds of single women reported having an existing medical problem and/or a physical disability.

Length of Stay

The average length of stay for families with children decreased in 2008 while the length of stay increased for single women and single men. This is shown in Table 19.

Table 19: Days in Shelter 2004-2008

	2004	2005	2006	2007	2008
Families with Children	31.60	32.84	32.10	35.09	25.45
Single Women	22.85	18.93	20.20	21.40	23.83
Single Men	21.30	26.36	25.14	22.98	27.27
Unaccompanied Youth	1.31	1.14	1.25	1.50	1.37

Race

In 2008, as in 2007, 70% of homeless persons who were served, identified themselves as non-white with 88% of those identifying themselves as Black/African-American. There were differences among sub-populations with 55% of single men and 58% of single women compared to 83% of individuals in families identifying themselves as non-white.

Persons at Risk of Homelessness

In 2008, 3,128 individuals in 1,100 households received financial assistance from Porchlight and the Community Action Coalition for South Central Wisconsin in order to avoid eviction or to obtain housing. Assistance is provided in the form of first month's rent, security deposits, past due rent, and short-term rent subsidies paid to the landlord or property manager. Characteristics of this population are displayed in Table 20.

Table 20: Characteristic of Persons Who Received Financial Assistance to Obtain/Maintain Housing

	2006	2007	2008
Total Number of Individuals Served	2,384	2,362	3,128
Number of Individuals under 18 years of age	1,201	1,070	1,434
Number of Individuals 62 years of age or older	7	7	0
Percent Non-White	43%	42%	62%
Number of Single Adults Served	313	316	454
Number of Couples without Children	112	127	124
Number of Families with Children	550	500	522
Percent who Report Earning Wages	58%	54%	68%
Percent who Report Receiving SS/SSI/SSDI	10%	8%	48%
Number of Veterans	25	50	73

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. 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.

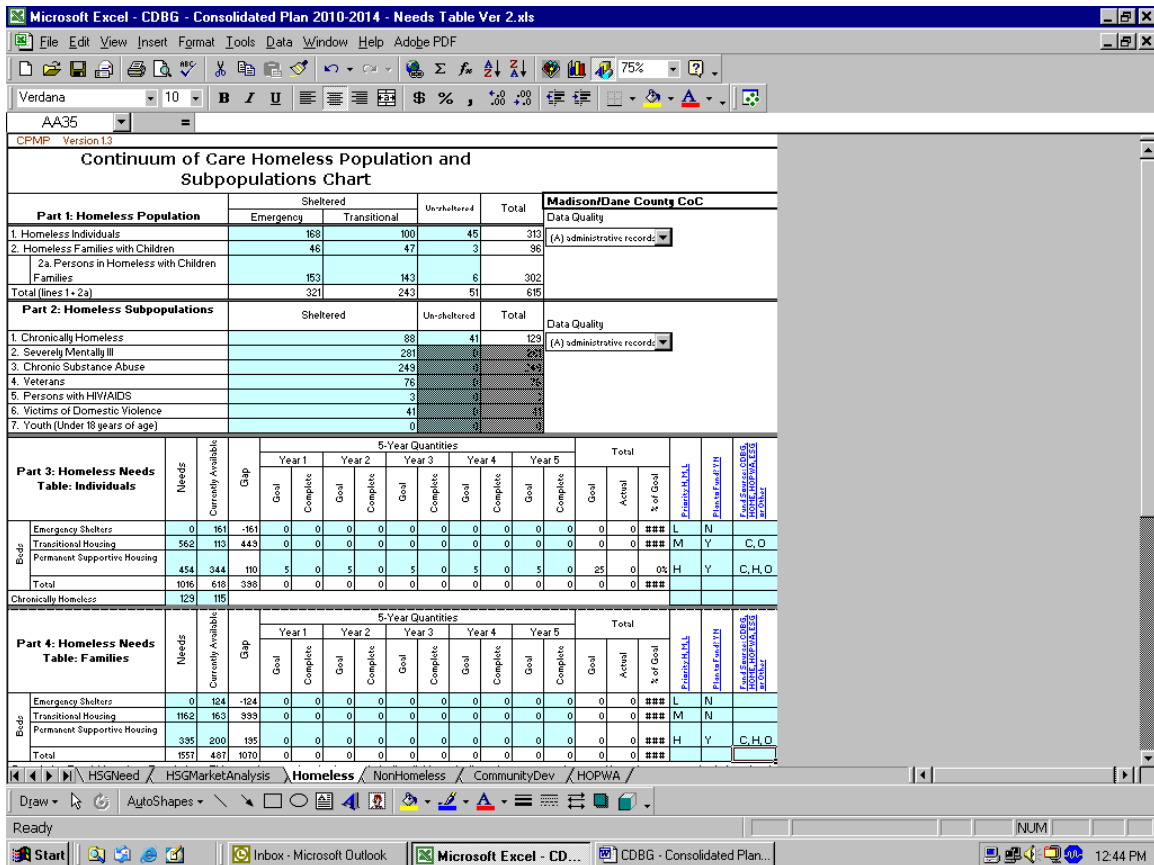
3-5 Year Strategic Plan Priority Homeless Needs response:

HOMELESS AND HOMELESS PREVENTION PRIORITIES

The Homeless Services Consortium functions as the local Continuum of Care (CoC), recognized by the U.S. Department of Housing and Urban Development (HUD) as the local planning and decision-making body on programs funded with HUD's homeless assistance programs.

In March 2005 the City of Madison, Dane County, and the United Way of Dane County held a symposium titled, "Housing For All Community Conversation." The ideas generated during this symposium were combined with other ideas developed through other Homeless Services Consortium planning efforts resulting in the development of *A Community Plan to Prevent and End Homelessness in Dane County* issued in April 2006. This 10-year plan outlines three goals:

- Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing.
- Provide a short-term safety net with the ability to help homeless households move to stable housing as quickly as possible.
- Provide an adequate inventory of affordable housing units for low-income households by creating new units or making existing units affordable.



As seen in the Continuum of Care Homeless Population and Subpopulations Chart, there is a need for additional units of affordable housing – particularly in the areas of transitional housing and permanent supportive housing.

The Community Action Coalition for South Central Wisconsin, Inc. undertook a survey of low-income individuals in 2007. 78% of the respondents indicated that they had been homeless at some point in their lives. 56 of the respondents to the survey were currently homeless. The following services were identified as ways they thought they could find housing:

- 87.5% indicated a need for more affordable housing
- 69.6% indicated a need for financial assistance
- 67.9% indicated a need for employment/jobs
- 51.8% indicated a need for case management services

- 19.6% indicated a need for medical treatment
- 16.1% indicated a need for alcohol and/or other drug treatment.

The entire survey results may be found at:
http://www.cacscw.org/publications/2007%20Needs%20Assessment_Dane%20County.pdf

Two organizations are currently undertaking capital campaigns to increase the inventory of affordable housing units for individuals and families who need greater support to remain housed.

Porchlight, Inc. is undertaking a capital campaign to construct two buildings of housing at 4002 Nakoosa Trail on Madison's east side designed to support the most challenged of those homeless in Dane County. Research demonstrates that housing with professional support services is the most successful in the long-term reduction of homelessness, particularly for those individuals that are most challenged with severe and persistent mental illnesses. One of the proposed buildings is for 14-units of single occupancy housing with a kitchen, offices and program space for Porchlight's Safe Haven program. This program is focused on shorter term housing to stabilize homeless persons with serious mental illnesses. Safe Haven has staff coverage 24 hours per day, 7 days per week. There are professional case managers on site during the day and night managers over night. In addition, on the same parcel, Porchlight proposes to construct a 24-unit building of efficiency apartments as permanent housing for homeless individuals. It is anticipated that many served through the Safe Haven program will be housed in this permanent housing. There will be a case manager assigned to provide professional assistance for those residents of the permanent housing.

In 2008, The Road Home launched the "Housing and Hope," campaign created for the purpose of raising \$4.5 million dollars to buy and renovate 30 apartments and to create an endowment called the "Forever Fund" to ensure the apartments remain affordable. This is a strategy to pair apartments with long-term support services for homeless families. As of November 2009 The Road Home has purchased two eight-unit apartment buildings on Madison's north side that will provide 15 low-income families with affordable housing, a community room, and on-site case management.

Over the next five years, Dane County will continue its role with the Continuum of Care and continue to promote the development of new affordable housing, the development of housing for special population groups, and the development and rehabilitation of affordable rental housing units. The emphasis will be on permanent housing, supportive housing, and then if funds permit on transitional housing. Funds will be used to leverage additional dollars and to provide gap financing.

GAPS IN SERVICES

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

Homeless Inventory (91.210 (c))

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

3-5 Year Strategic Plan Homeless Inventory response:

The inventory of existing facilities and services as outlined in the Continuum of Care housing inventory charts follows. These tables use a short hand for identifying target populations for services. These include:

CO	Couples only, no children	SMF	Single males and females
DV	Domestic violence victims only	SMF+HC	Single male and female plus households with children
HC	Households with children	SMHC	Single males and households with children
HIV	HIV/AIDS populations only	VET	Veterans only
SF	Single females	YF	Youth females
SFHC	Single females and households with children	YM	Youth males
SM	Single males	WMF	Youth males and females

Table 21: Housing Inventory Chart: Emergency Shelters

Provider	Facility	Target Pop.	Year Round Beds/Units				Total Seasonal Beds	Overflow Beds
			Family Beds	Family Units	Individual Beds	Total Year Round Beds		
Dane County Parent Council	Hope House	HC	6	1	0	6	0	0
Domestic Abuse Intervention Services	DAIS Shelter	SFHC	10	1	15	25	0	0
The Road Home	Network of congregations	HC	16	1	0	16	0	2
Porchlight	Drop-In Shelter	SM	0	0	100	100	50	0
Salvation Army	Family shelter/motel vouchers	HC	62	1	0	62	0	15
Salvation Army	Single women shelter	SF	0	0	30	30	0	0
Society of St. Vincent de Paul	Port St. Vincent	SM	0	0	8	8	0	0
Youth Services of Southern WI	Volunteer host homes	YMF	0	0	8	8	0	0
YWCA of Madison	Family Shelter	HC	30	1	0	30	0	0

Table 22: Housing Inventory Chart: Transitional Housing

Provider	Facility	Target Pop.	Family Beds	Family Units	Individual Beds	Total Year Round Beds
The Road Home/YWCA	Second Chance Apt. Project	HC	51	17	0	51
Porchlight	Partnership in Transitional Opportunities	SMF	0	0	18	18
Porchlight	THP – Scattered Sites	SMF; HC	36	13	34	70
Salvation Army	Holly House	SF	0	0	8	8
Society of St. Vincent de Paul	Port St. Vincent	SM	0	0	19	19
Society of St. Vincent de Paul	Elizabeth Seton House	SFHC	20	7	5	25
Tellurian U.C.A.N.	Willie Street SRO	SMF	0	0	2	2
Tellurian U.C.A.N.	THP Femrite DR	SMF	0	0	20	20
Tellurian U.C.A.N.	Start on Success (SOS)	HC	56	17	0	56
Veterans Asst. Foundation	Green AVE Step Up	SM, VET	0	0	7	7

Table 23: Housing Inventory Chart: Permanent Supportive Housing

Provider	Site	Munici.	Target Pop.	Family Beds	Family Units	Individual Beds	CH Beds	Total Year Round Beds
AIDS Resource Network	Scattered Site Vouchers		SMF;HIV	57	20	59	25	116
Housing Initiatives, Inc.	Scattered Site		SMF; HC	71	16	59	30	130
Housing Initiatives, Inc.	810-812 Brandie RD		SMF; HC			2	2	2
Housing Initiatives, Inc.	1313 Crowley		SMF; HC	2	1	3	2	5
Housing Initiatives, Inc.	734-736, 824-826 Fairmont AVE		SMF; HC			4	2	4
Housing Initiatives, Inc.	1822 Helene Parkway		SMF; HC	10	1	4		14
Housing Initiatives, Inc.	2402, 2404, 2406, 2412, 2418, 2424 Independence LN		SMF; HC			6	3	6
Housing Initiatives, Inc.	4316, 4318, 4322, 4328 Melody LN		SMF; HC			4	2	4
Housing Initiatives, Inc.	1336 E Mifflin ST		SMF; HC			4	2	4
Housing Initiatives, Inc.	34 Powers AVE		SMF; HC	3	1	2	2	5
Housing Initiatives, Inc.	1110 Ruskin AVE		SMF			9	4	9
Housing Initiatives, Inc.	2005 E Washington AVE		SMF			3	3	3
Housing Initiatives, Inc.	2110 E Johnson ST		SMF; HC	2	1			2
Housing Initiatives, Inc.	1016 E Dayton ST		SMF; HC			2	2	2
Porchlight, Inc.	306 N Brooks ST		SMF			76	8	76
Porchlight, Inc.	2718 Pheasant Ridge TRL	Fitchburg	SMF			16	4	16
Porchlight, Inc.	Scattered Sites Housing First		SMF			6	6	6
Porchlight, Inc.	Scattered Sites		SMF; HC	55	20	57	10	112
Society of St. Vincent de Paul	Port St. Vincent		SM			12	3	12
Tellurian U.C.A.N.	Marshall Living Arr.	Marshall	SMF			6		6
Tellurian U.C.A.N.	Willie ST SRO	Madison	SMF			2	2	2
Tellurian U.C.A.N.	Willie ST SRO	Madison	SMF			8	5	8
Community Action Coaliti.	Home for Good scattered sites		SMF; HC	10	4	10	3	20
YWCA of Madison; The Road Home/ Salvation Army	House-ability Scattered sites		HC	51	23			51

Table 24: Housing Inventory Chart: Safe Haven Housing

Provider	Facility	Target Pop.	Family Beds	Family Units	Individual Beds	Total Year Round Beds
Porchlight, Inc.	Safe Haven	SMF	0	0	14	14

Homeless Strategic Plan (91.215 (c))

1. Homelessness— 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 jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—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 Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—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.

3-5 Year Homeless Strategic Plan response:

HOMELESSNESS STRATEGY

The *Community Plan to Prevent and End Homelessness in Dane County* was developed by the Homeless Services Consortium in 2006. The full plan is available on the City of Madison CDBG web site at: http://www.cityofmadison.com/cdbg/docs/community_plan_to_end_homelessness_final.pdf.

The Plan has three overarching goals:

1. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing.
2. Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible.
3. Provide an adequate inventory of affordable housing units for low-income households,

whether by creating new units or making existing units affordable.

The goals, objectives, and strategies are shown in Table 25.

Table 25: Community Plan to Prevent and End Homelessness in Dane County

Goal: Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing.	
Objectives	Strategies
Increase the availability of effective case management services.	Increase the number of case management staff available to provide support services.
	Improve the effectiveness of case management services through the availability of training and education and the commitment to purchase such training and education.
	Develop internal organizational policies to determine the basis for frequency of case management services to best serve their clientele.
Increase financial resources to households so that they are able to afford the cost of housing.	Shorten the length of time between the application and approval of SSI/SSDI benefits by advocating for institutional change and improving agencies' knowledge of the application process.
	Increase the number of households approved for SSI/SSDI benefits.
	Increase funding for the Interim Assistance Program that provides resources for households waiting for SSI/SSDI approval
	Increase financial resources to households through entitlement programs such as Medicaid, Food Share, Badger Care, etc. by increased screening for eligibility by HSC agencies
	Maximize the available financial resources for housing by extending the capacity and access to safety-net supports such as food and clothing
	Maximize the available financial resources for housing by increased participation with earned income tax credits
Advocate for resources to help households maintain housing such as employment services, medical and dental services, AODA prevention and services, mental health services, childcare, transportation, and education. The HSC will prioritize the efforts and identify advocacy roles and activities to increase resources.	Decrease the mis-match between the current skill level of the low-income workforce and the employment opportunities available.
	Encourage efforts to increase the wage of the bottom 20% of Dane County workers
<i>Employment</i>	Improve connections between those persons seeking employment and employers. Ensure a level of comprehensive supportive services and mentors for potential employees to improve chances of success in obtaining and maintaining employment
<i>Medical and dental health</i>	Support increased access to medical and dental health services for low-income households
<i>Mental health</i>	Increase the availability of psychiatric diagnosis and treatment for persons with mental illnesses

	Increase the on-going support services available to people with mental illnesses
	Track and report on the relationship that mental illness has on the local homeless population
<i>Alcohol and Other Drug Issues</i>	Increase the availability of out-patient alcohol and other drug abuse (AODA) treatment services
	Increase the availability of residential AODA treatment beds that provide the range of assistance from acute treatment to long-term supportive living.
	Increase the availability of residential treatment beds for those with co-occurring substance abuse and mental health needs
	Ensure the safety of person struggling with AODA by providing shelter, transitional and long term housing options for those in all stages of their recovery
	Provide support services to women who need AODA treatment to either retain or regain custody of their children. Also provide support for the children of parents with AODA issues
	Increase AODA treatment services to those in jail, and provide community aftercare for those being released from jail
	Support the development of consumer operated sober homes for individuals in recovery
	Track and report on the relationship that alcohol and other drug abuse has on the local homeless population
<i>Child care</i>	Support the increase in the availability and affordability of quality child care to low-income households
<i>Transportation</i>	Support the access to a variety of transportation options available to low-income households enabling them to access jobs and child care
<i>Basic Education</i>	Increase the emphasis by HSC agencies on basic education opportunities, including GED and HSED
<i>Re-integrating Offenders</i>	Support those persons released from prison who are re-entering the community and need assistance navigating the often inaccessible housing and services market
Provide education to help households better manage their resources	Improve access to financial education and counseling services through new and existing programs.
	Create a format, acceptable to landlords, for a “housing resume” so that households will have personal housing histories and reference information needed to successfully access housing.
	Increase training of financial literacy skills in public schools
Build on efforts to improve relationships between those who need housing (tenants) and those who have housing (landlords)	Decrease the number of evictions by providing access to landlord/tenant mediation, financial assistance to pay a portion of back rent and protective payee services when appropriate
	Market to landlords the benefits of the Financial Education Center, Second Chance Tenant Education Program and CACSCW Financial Literacy Program in order to encourage early tenant referrals. Encourage landlords to provide incentives to appropriate tenants to participate in FEC programs.
Protect the legal rights of tenants to ensure that all are treated	Increase legal advocacy services to tenants so that homelessness is prevented via legal representation when

without discrimination and within the boundaries of the law	appropriate
Assure households' access to appropriate services by improving the process used by HSC agencies to direct and refer (No "wrong door")	Encourage standardized assessment tool(s) by HSC agencies to provide better service delivery.
	Encourage coordination amongst funders of application and reporting standards for non-profit homeless services agencies
	Improve the breadth and reliability of information collected by HSC agencies so that decisions, such as funding and program design, are based on solid data
Goal: Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible.	
Objectives	Strategies
Develop a local "Housing First" model to serve the needs of homeless families, single adults and unaccompanied youth	Place homeless individuals and families in permanent housing as quickly as possible, providing intensive home-based case management and stabilizing support services.
	Monitor the local "Housing First" programs, evaluate the successes and challenges, and make appropriate changes to the model. Explore the expansion of the local "Housing First" model to serve additional individuals and families with children.
Provide safe shelter beds for homeless families with children and single adults until such time that other more appropriate housing alternatives are available	The HSC will review the continuing need for shelter beds and explore other effective shelter alternatives based on solid data.
Provide housing alternatives for unaccompanied homeless youth	Create a program for homeless youth under the age of 18 that will provide scattered site housing with supportive services and provide for housing opportunities once the youth turns legal age.
Ensure safe housing alternatives with on-going supportive services for victims of domestic violence	Support the efforts of HSC agencies in their activities to provide services and safe housing for victims of all types of domestic violence.
	Track and report on the relationship that domestic violence has on local homeless families, single adults and unaccompanied youth.
Support persons released from hospitals to help them access housing and other services	Create new partnerships between the HSC agencies and funders and local hospitals and other medical facilities to determine a process to determine appropriate housing prior to discharge and explore the local need for a short-term housing option to serve persons who are released from hospitals who are physically unable to work or who are going through extensive out-patient treatment and who would otherwise be homeless
Provide and expand on ready-access for homeless households to store personal belongings and to access transportation services, voice mail, showers and meals during the daytime hours	Support the expansion of programs that supply personal storage space and daytime access to transportation, voice mail, showers and meals. Expand the locations where these services are available and explore the unmet need for additional services
Provide effective street-level outreach services to increase the access to housing and services by chronically homeless individuals	Provide year-round outreach services to better connect single adults living in uninhabitable places to needed services.

Provide effective outreach services to families with children who are living in unsafe, uninhabitable places to increase access to housing and services	Provide year-round outreach services to better connect families with children who are living in unsafe and uninhabitable places to needed services
Provide effective outreach services to unaccompanied youth living in unsafe or in uninhabitable places to increase access to housing and services	Provide year-round outreach services to better connect unaccompanied youth living in unsafe places to needed services
Goal: Provide an adequate inventory of affordable housing units for low-income households, whether by creating new units or making existing units affordable.	
Objectives	Strategies
Respond to urgent short-term needs of homeless persons by the flexible use of community resources	Continue to address short-term needs for shelter, for example the use of motel vouchers, seasonal family warming shelter, and other alternatives, in order to respond to the safety and medical needs of the homeless.
Provide a variety of housing units that are affordable for low-income single adults and families with children, and for those with special needs such as mental illness or physical disabilities.	Maintain the current number of federally subsidized rental units operated by non-profits and private developers once the required period of affordability is over
	Annually monitor the number of units that were developed with federal subsidies to ensure that there remains an inventory of affordable housing
	Support HSC agencies and other non-profit housing developers who create affordable housing units, coupled with supportive services, for households with issues such as mental illness, AODA, and other physical and mental disabilities
Support housing subsidies that will increase the number of private market housing units affordable to low-income households	Encourage new applications to create federally subsidized units by private housing developers and non-profit agencies.
	Advocate for the removal of regulatory barriers that make using federal programs difficult
	Monitor the current process by collecting information about difficulties encountered by developers and advocate for changes in the process when needed
	With private housing developers, market the opportunities available for creating affordable rental housing. Share information about best practices used in other successful developments
	Explore the use of innovative approaches such as the community land trust model to create affordable rental housing. Continue the dialogue with local housing developers familiar with the land trust model to explore the possibilities of using the model for rental units
	Increase the number of existing rental units that are affordable to low-income households by encouraging partnerships between non-profit agencies and private partners who subsidize the cost of rent
	Increase the number of existing rental units that are affordable to low-income households through the use of Housing Choice vouchers (Section 8), Shelter Plus Care, and locally designed rent subsidy programs by advocating for increases in federal and state funding

	Support full funding of public housing units that, in addition to providing safe scattered-site housing, provide housing counseling and support services to low-income Dane County households
	Use a variety of funding options, such as the City's Housing Trust Fund and 10% TIF Set-aside monies, to subsidize the cost of creating new affordable rental housing units for previously homeless households. Build on opportunities to create housing for low-income households through the efforts made possible by the City's Inclusionary Zoning ordinance
Explore the feasibility of other housing models in the effort to find affordable housing for low-income households. Encourage small-scale innovative approaches to preventing homelessness	Encourage policy makers to review local regulations regarding the creation of modular homes and other alternative building models as options for creating affordable housing
	Encourage HSC agencies, funders and advocates to explore cooperative housing, home share programs and other possible alternatives that would support appropriate housing for low-income households.

CHRONIC HOMELESSNESS

The basic strategy to eliminate chronic homelessness by 2012 has hinged on providing year-round outreach services to better connect single adults, unaccompanied youth, and families with children who are living in unsafe and uninhabitable places to needed services.

Dane County works with the members of the Homeless Services Consortium to increase coordination among housing providers, health, and service agencies to address the needs of persons who are chronically homeless.

HOMELESSNESS PREVENTION

The overall goal to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless is to provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing. This is to be achieved through the following objectives:

- Increase the availability of effective case management services.
- Increase financial resources to households so that they are able to afford the cost of housing.
- Advocate for resources to help households maintain housing, such as employment services, medical and dental services, AODA prevention and services, mental health services, childcare, transportation, and education.
- Provide education to help households better manage their money.
- Build on efforts to improve relationships between those who need housing (tenants) and those who have housing (landlords).
- Protect the legal rights of tenants to ensure that all are treated without discrimination and within the boundaries of the law.
- Assure households' access to appropriate services by improving the process used by agencies to direct and refer so that there is no wrong door for system access.

INSTITUTIONAL STRUCTURE

Public Institutions

City of Madison – CDBG Office

The CDBG Office/CDBG Commission is charged with distributing federal, state, and local funds so as to achieve the following goals: maintain and expand the supply of safe, affordable housing throughout the community; help businesses grow in ways that create employment opportunities for lower income persons; expand opportunities for low-and-moderate income persons to access self-help and recreational activities in friendly, safe, accessible, and well maintained civic spaces; and promote comprehensive, sustainable revitalization efforts within selected neighborhoods of the city where a majority of the residents are low and moderate income.

Dane County Department of Human Services

The Dane County Department of Human Services, Division of Fiscal and Management Services serves as the lead agency for the Dane County Urban County Consortium. This Division houses the administration, contract compliance, and a majority of the accounting functions for the CDBG /HOME program.

The Department of Human Services also provides an array of social services and resources to 30,000 residents annually. Homeless families and individuals in the County are served primarily by two of the Divisions in the Department. The Economic Assistance and Work Services (EAWS) Division helps people meet their basic needs, including shelter, food, and medical care. The Division also promotes self-sufficiency through an array of employment services. The Adult Community Services (ACS) 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 through contracted agencies, including, but not limited to, case management, community support programs, residential care, vocational services, and transportation.

Dane County Housing Authority

The Dane County Housing Authority works to further affordable housing for low-income families through the administration of rental and home ownership programs. DCHA assists approximately 1,100 families in all areas of Dane County, outside the City of Madison, through the Housing Choice Voucher program (Section 8). Another 86 families live in low-rent public housing owned by DCHA in Sun Prairie, Stoughton, Mazomanie, and Monona. There are also 16 units of Rural Development housing in Cross Plains. The Housing Resource Center provides first-time homebuyer education classes, one-on-one counseling, and down payment assistance.

Dane County Veterans Services Office

The Dane County Veterans Services Office helps veterans and their families obtain various local, state, and federal benefits. At the Dane County Veterans Services Office, veterans discover the benefits to which they are entitled and service officers assist them with the application process.

William S. Middleton Memorial Veterans Hospital

The VA Hospital provides comprehensive services to eligible veterans that include medical care, mental health evaluation and treatment, substance abuse treatment, and benefits counseling. The Madison VA is in a partnership with two non-profit agencies that offer transitional housing (a total of 30 beds) to male or female veterans for up to two years. In addition, staff at both facilities assist veterans in filing for social security benefits or employment as needed. The VA also conducts homeless outreach within the county, working with agencies and community organizations to identify veterans in need. Our primary mission is to help the veteran return to responsible and independent living.

Wisconsin Department of Commerce, Division of Community Development

The Division of Community Development provides housing assistance to benefit low and moderate-income households through the Bureau of Supportive Housing. It offers state-funded

housing grants or loans through local organizations, coordinates its housing program with those of other state and local housing agencies, helps develop state housing plans and policies, and provides training and technical assistance. The Division channels federal and state housing funds to local authorities and organizations and administers federal and state funds for the homeless.

Wisconsin Department of Public Instruction

Children and youth experiencing homelessness, whether they are with or separated from their families, have a right to a free and appropriate public education. Wisconsin public school districts are required to comply with the McKinney-Vento Homeless Education Assistance Act, as amended by No Child Left Behind (NCLB), Title X, Part C. The Department of Public Instruction's Education of Homeless Children and Youth Program provides direction for public school districts to ensure students experiencing homelessness have the same educational opportunities for academic success as is provided to other children and youth.

Wisconsin Department of Veterans Affairs

The Wisconsin Department of Veterans Affairs operates three (3) transitional housing facilities across the State (King, Fort McCoy, and Union Grove) that assist 70 homeless veterans per night.

Non-Profit Organizations

Access Community Health Centers

Since 1982, Access Community Health Centers has been addressing the financial, cultural, and language barriers that prevent access to health care. As a not-for-profit charitable organization, they provide affordable and comprehensive primary medical and dental care at two Madison locations. Most patients are low income, with almost one-half living with incomes below 100 percent of the Federal Poverty Level. More than one-half are uninsured, with the remainder having Medicaid, Medicare or private insurance. A sliding discount program makes services affordable to patients with the fewest resources.

AIDS Resource Network

AIDS Resource Center provides leadership in serving persons who are HIV and AIDS infected with medical, social service, and educational efforts. For persons/families with HIV/AIDS who are homeless, ARCW provides assistance in: locating emergency housing, short-term financial assistance to help pay housing costs, placement in long-term financial assistance programs, and referrals to additional health and social services. ARCW tailors its housing program to help people with HIV who also have chronic mental illness or substance abuse issues. Individuals receive counseling, support services and rent assistance to reduce or eliminate behaviors that may prevent them from maintaining secure housing. ARCW owns and operates housing facilities in Milwaukee that include a 29-bed SRO building, a 6-unit three-bedroom apartment building for families, and a duplex with 2 three-bedroom units for families.

ARC Community Services, Inc.

ARC provides residential, day treatment, and outpatient substance abuse and mental health women-specific treatment services, with a special day treatment program for pregnant and postpartum women. ARC, under contract with the Department of Corrections, also operates a 15-bed facility and a 12 bed facility for women and a 12 bed facility for women with infants. ARC is the site of an Urban/Rural Women's Alcohol and Other Drug Abuse Treatment Project charged with meeting the special needs of women with substance use disorders by emphasizing parenting education, vocational and housing assistance and coordination with other community programs.

ARISE Family Services

ARISE 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. The mission of the organization is to inspire life-transformation in previously incarcerated people and

their families through: building spiritually, physically, emotionally and financially healthy lives; restoring dignity in individuals and family relationships; helping people overcome substance abuse; and eliminating prisoner recidivism. Strategies for accomplishing these goals include AODA counseling, Christian mentoring, job training and career planning, money management and education.

Catholic Charities

Catholic Charities operates a number of programs that provide the full spectrum of services to individuals and families. Catholic Charities operates four facilities that provide services for homeless individuals who are chemically addicted. North Bay Lodge, Hope Haven and Colvin Manor and REBOS Chris Farley House provide sober housing for single men and women. Hope Haven/REBOS United contracts with the Dane County Department of Human Services to provide AODA treatment to participants in a jail diversion program.

Community Action Coalition for South Central Wisconsin (CAC)

Founded in 1966 as the community action agency for Dane County with later expansion into Jefferson and Waukesha Counties, CAC has created and operated a wide variety of programs aligned with a mission of developing the economic and social capacities of individuals, families and communities to reduce poverty. The Family Support/Citizen Advocacy Division assists homeless or near homeless individuals, families and persons in their effort to find and maintain housing through case management, mediation, information and referral. Caseworkers are located at CAC's Madison office and at select neighborhood Joining Forces for Families offices. The Citizen Advocacy program initiates and supports freely given advocacy relationships between members of the community and those who have experienced marginalization. The division initiates, supports and strengthens long-term relationships between advocates and partners, many of whom have developmental disabilities. The Financial Services Division helps households experiencing poverty develop long-term financial security through financial literacy courses as well as providing financial assistance to qualifying households experiencing emergency housing needs. Financial assistance programs include first month's rent, eviction prevention and rent subsidy. Housing Services Specialists provide housing and budget counseling to households in need. The Food and Gardens Division works to prevent hunger and increase food access and food security among people experiencing poverty by procuring and distributing food resources. The Food and Gardens Division distributes USDA commodities and other food to food pantries, meal sites and other distribution sites. In addition, the Division coordinates food drives, supports the Dane County Food Pantry Network, and coordinates the CAC Gleaners (a volunteer-run food recovery program). This division promotes self-reliance for food security and fosters community building and management development by organizing communities to collectively build, maintain and sustain the management community gardens. This division provides technical assistance, leadership training and workshops at 14 Madison-area community gardens. Supporting all of these efforts are a team of volunteers who work in various programs including the Clothing Center that ensures that people experiencing poverty have access to free, seasonally appropriate clothing to help them stretch limited resources. All of CAC's programs are overseen by a tri-partite board of directors representing public, private and low income communities.

Community Meal Program

Through the efforts of volunteers the Community Meal Program provides a hot lunch and dinner on most days during the week from its Luke House location on S. Ingersoll ST on Madison's near east-side. Meals are available at no cost to single adults and families with children.

Dane County Parent Council

The Dane County Parent Council is a community-based private non-profit agency that sponsors a variety of child development and family support programs including Early Head Start, Head Start, and Hope House. Hope House provides housing for up to 90 days for three Early Head Start families at a time. Hope House provides families with case management support, including assistance with employment, education, parenting skills and child care as needed. Families receive staff support in obtaining needed services and help in finding permanent housing. Hope

House staff continues to provide case management for a year after leaving for permanent housing to increase the chances that the family will remain stable.

Domestic Abuse Intervention Services (DAIS)

DAIS is a community-based feminist organization committed to ending domestic abuse. DAIS operates a 24-hour crisis line, a 25-bed shelter for abuse victims and their families, legal advocacy including court accompaniment, community education and outreach, and crisis response emergency support services. DAIS also houses the DELTA Project, a primary prevention program.

Goodwill Industries of South Central Wisconsin

Goodwill Industries is a not-for-profit organization whose mission is to assist people with disabilities and other special needs to live in, work in, and be part of the community. Goodwill accomplishes its mission by providing vocational and housing services including Supported Employment, Techworks, Co-Employment, Group Homes, Supportive Apartments, and an Adult Family Home. Goodwill has a 14 county territory in which to provide services. Funds generated through the donated goods program help support the mission.

Legal Action of Wisconsin

Legal Action helps low-income people achieve equal justice by providing creative, effective and high-quality civil legal services. Legal Action's lawyers and paralegals help solve housing problems (public and private evictions and housing subsidy); public benefits problems (SSI and SSDI denials, W-2, food stamps and Medical Assistance); and family law, domestic violence and child abuse restraining orders, child custody when family violence is present. LA's Migrant Project provides free assistance to migrant workers throughout the state primarily with employment and public benefit issues. Legal Action's services are free to eligible clients.

Madison Area Urban Ministry (MUM)

Madison-area Urban Ministry, Inc. (MUM) is a nonprofit interfaith social justice organization that convenes individuals and faith communities in the greater Dane County area in order to identify, study, urge action, and work together for social justice in the broader community. MUM has spurred social change in and about Dane County for over three decades. MUM's mission statement is "standing with the poor and hurting, neighbors working together for social change." MUM is often a voice for faith communities in society and is a conduit of information from society to faith communities. MUM promotes interfaith cooperation and collaboration, convenes and links people of faith communities to engage in social action, advocates for low income people, and emphasizes change in systems. Current MUM programs include Allied Partners and the Allied Wellness Center, Greater Isthmus Group--working to end homelessness, Mentoring Connections--matching children to adult mentors, the "A Chance to Work, A Chance to Succeed Coalition", and several prisoner re-entry initiatives (Circles of Support, The Journey Home, Returning Prisoner Simulation and Voices Beyond Bars).

Middleton Outreach Ministry (MOM)

Middleton Outreach Ministry (MOM) is a local, faith-based service center and consortium of churches on the West side of Dane County. People look to MOM for commodities they lack (food, clothing, household goods) and for emergency funds and rental assistance within the MOM service area (defined as from Midvale Blvd west to Cross Plains, and from the Beltline north to Waunakee).

Porchlight, Inc.

Porchlight, Inc. provides not only shelter but helps people build stable, independent lives by acquiring job skills and finding permanent housing. Porchlight operates seven programs that provide emergency housing, job counseling and training, and low-cost housing and are available to families and individuals in each stage of their transition from homelessness and poverty to economic independence. The Transitional Housing Program offers housing at 22 locations for families and individuals and provides case management for the residents. The Drop-In Shelter

offers temporary emergency shelter for single men at three locations: Grace Episcopal Church, St. John's Lutheran Church, and First United Methodist Church. Hospitality House is a daytime resource center for homeless and low-income persons offering services such as employment and housing counseling, telephone access, and medical and legal assistance. Safe Haven is a shelter for homeless men and women with mental health issues. Safe Haven serves as a "portal of entry" to the community service system and offers basic services as well as a psychiatric clinic. S.T.O.P. (Sobriety Training Orientation Program) provides housing at a 5 bedroom SRO with a sober, supportive living environment for men that have become homeless due to addiction. S.T.A.B.L.E. (Skills Training and Barrier Limiting Education Program) provides housing and case management at a 12-bedroom facility primarily for women with mental health issues. The Partnership for Transitional Opportunities (PTO) provides 18 transitional SRO units for homeless single men and women who have issues with alcohol and other drug abuse.

Off the Square Club

Off –the Square Club is a drop-in program for persons with serious and persistent mental illness. Operated by Lutheran Social Services of Wisconsin and Upper Michigan. Off-the-Square Club, is located in the Madison downtown area, offers meals and services to their membership.

Outreach, Inc.

OutReach is a community center for Madison and south central Wisconsin's lesbian, gay, bisexual and transgender (LGBT) community and has provided services for more than 33 years. Their mission to promote equality and quality of life for LGBT people. Outreach works with emergency shelter programs when needed to help provide services to the transgender homeless population.

Port St. Vincent

Port St. Vincent is a 32-bed facility that houses and provides services to single men. In addition to the Port facility, an adjacent building is used to house 6 transitional residents. Six to ten beds are available on an emergency basis and the remainder is for longer-term housing, most of whom work and pay program fees in lieu of rent. Port St. Vincent is affiliated with the Society of St. Vincent de Paul.

Respite Center

The Respite Center provides childcare and parent support 24 hours per day, seven days a week. Childcare is available, as space permits, for families in stressful or emergency circumstances. Children from birth to their 15th birthday may be cared for at the Center to that parents can get respite or tend to personal business. Services are provided on a sliding fee schedule.

The Road Home Dane County

The Road Home serves homeless families with children through collaboration primarily with local religious congregations. The Road Home provides family shelter including meals, transportation assistance, educational workshops and intensive case management. The Road Home helps families transition from homelessness to housing, assists families in furnishing their new homes and offers housing stabilization services including case management and mentoring. The Road Home facilitates a consumer advocacy group (Tenant Advocacy Group –TAG) for area residents who have experienced homelessness and provides transitional housing through the Second Chance Apartment Project in collaboration with the YWCA.

The Rodney Scheel House Foundation

The Rodney Scheel House includes 23 apartments for persons living with HIV and their families. A resident service coordinator assists the residents to obtain needed social services to help them continue to live independently.

The Salvation Army

The Salvation Army is a multi-faceted agency that is part of an international effort to provide assistance to those in times of crisis. Locally the Salvation Army operates a community recreation

center, social service and church center, as well as, an emergency shelter for families and for single women. The Salvation Army is the gatekeeper for both families and single women and is often called upon to place individuals in other Homeless Services Consortium agency beds or write a voucher for short-term housing in a local motel. The Salvation Army has also been the site of the seasonal warming house – overflow nighttime only shelter for families during the cold weather months.

Seton House

Seton House is operated by the Society of St. Vincent de Paul. It provides transitional housing (intensive case management and shelter) for women with children in seven each apartment-style units and for two single women in a communal living situation.

SOAR Case Management Services

SOAR Case Management Services provides follow-up and short-term case management services to homeless individuals with mental health, physical health and substance abuse issues. Caseworkers assist homeless persons in securing an income and safe, affordable housing. Once in housing, the case managers will assist in daily living skills training i.e. money management, personal health, housekeeping, nutrition, and grocery shopping.

Society of St. Vincent de Paul

The Society of St. Vincent de Paul is a membership organization that serves the poor in Dane County. In Madison, the District Council operates Port St. Vincent de Paul (short-term and long term housing for single men), St. Elizabeth Ann Seton House (transitional housing for single women and women with children), a food pantry at the Client Services Center and five Thrift Stores scattered around the County.

Stoughton Area Resource Team, Inc. (START)

The Stoughton Area Resource Team, founded in 2002 serves families and individuals under the age of 55 who live in the Stoughton Area School District. Its mission is to be a “catalyst for change by partnering with area agencies to meet critical human needs of our neighbors through resource development, collaboration, advocacy, and direct assistance.” START, Inc. has served people experiencing poverty since 2002 and has provided housing case management and emergency support since 2004 to families at risk of being homeless.

Tellurian U.C.A.N.

Tellurian provides services to adults and adolescents in need of alcohol and drug treatment, mental health therapy and housing. Tellurian works with individuals at all points on the continuum but is committed to helping those most in need. Tellurian operates a number of programs that provide housing and services to homeless or those at risk of becoming homeless. The SOS (Start on Success) Project provides intensive transitional housing and services to chronically homeless families. 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 multi-disciplinary team providing assertive 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. The ReachOut project is an outreach program that supports the needs of homeless persons in the downtown Madison area and is responsible for helping people who are homeless and mentally ill, to find housing and/or treatment. 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 housing opportunity with a resident manager for persons who are homeless and who also have a serious and persistent mental illness and/or chemical dependency. Tellurian operates two group homes staffed 24 hours a day and serves people who are homeless and have serious and persistent mental illnesses.

Tenant Advocacy Group

The Tenant Advocacy Group is comprised of homeless and formerly homeless individuals working on issues of homelessness and housing. TAG contacts local, state, and federal officials urging them to support bills that benefit low-income people. The main goal of TAG is to have people's voices heard where decisions are being made that affect their lives. The group meets monthly in addition to attending outside community meetings, such as the Homeless Services Consortium. TAG holds education sessions on public speaking and writing effective advocacy letters.

Tenant Resource Center

The Tenant Resource Center is a non-profit organization with a small staff that relies primarily on volunteers to provide housing counseling, mediation and office assistance. TRC is dedicated to promoting positive relations between rental housing consumers and providers throughout Wisconsin. By providing information about rental rights and responsibilities, and access to conflict resolution, TRC empowers the community to obtain and maintain quality affordable housing. In addition to their role as educator and advocate on tenants' issues, TRC contracts with Dane County to provide housing counseling at the Housing Help Desk located at the Job Center on Aberg Avenue in Madison.

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.

Emergency Shelter Grants (ESG)

(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.
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3-5 Year Strategic Plan ESG response:

Not applicable.

COMMUNITY DEVELOPMENT



Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. 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.

NOTE: 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.

3-5 Year Strategic Plan Community Development response:

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Table 26 summarizes the County's non-housing community development needs using one of the HUD required tables. "High" priority means that activities to address this need will be funded by the County through the use of CDBG and/or HOME entitlement grant funds, either alone or in conjunction with the investment of other public or private funds. "Medium" priority means that if CDBG and/or HOME funds are available, activities to address this need may be funded; also, the County may take other actions to help meet the needs of this population group, such as letters of support or facilitation of applications for other funding. "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 other entities' applications for federal assistance. "No need" means either that no need exists or that this need is already substantially addressed.

Table 26: Non-Housing Community Development Needs

Community Development Needs		Priority
01	Acquisition of Real Property 570.201(a)	
02	Disposition 570.201(b)	
	03 Public Facilities and Improvements (General)	M
	03A Senior Centers	M
	03B Handicapped Centers	L
	03C Homeless Facilities (non-operating costs)	M
	03D Youth Centers	M
	03E Neighborhood Facilities	M
	03F Parks, Recreational Facilities	M
	03G Parking Facilities	N
	03H Solid Waste Disposal Improvements	L
	03I Flood Drain Improvements	M
	03J Water/Sewer Improvements	H
	03K Street Improvements	L
	03L Sidewalks	H
	03M Child Care Centers	L
	03N Tree Planting	L
	03O Fire Stations/Equipment	L
	03P Health Facilities	L
	03Q Abused and Neglected Children Facilities	L
	03R Asbestos Removal	L
	03S Facilities for AIDS Patients (not operating costs)	L
	03T Operating Costs of Homeless/AIDS Patients Pr.	L
04	Clearance and Demolition 570.201(d)	H
04A	Clean-up of Contaminated Sites	L
	05 Public Services (General)	H
	05A Senior Services	H
	05B Handicapped Services	M
	05C Legal Services	L
	05D Youth Services	L
	05E Transportation Services	H
	05F Substance Abuse Services	L
	05G Battered and Abused Spouses	L
	05H Employment Training	L
	05I Crime Awareness	L
	05J Fair Housing Activities	H
	05K Tenant/Landlord Counseling	H
	05L Child Care Services	L

Community Development Needs		Priority
	05M Health Services	L
	05N Abused and Neglected Children	L
	05O Mental Health Services	L
	05P Screening for Lead-Based Paint/Lead Hazards	H
	05Q Subsistence Payments	L
	05R Homeownership Assistance (not direct)	L
	05S Rental Housing Subsidies	H
	05T Security Deposits	H
06	Interim Assistance 570.201(f)	L
07	Urban Renewal Completion 570-201(h)	L
08	Relocation 570.201(i)	L
09	Loss of Rental Income 570.201(j)	L
10	Removal of Architectural Barriers 570.201(k)	H
11	Privately Owned Utilities 570.201(l)	L
15	Code Enforcement 570.202(c)	L
16 B	Non-Residential Historic Preservation 570.202(d)	L
	17A Land Acquisition/Disposition 570.203(a)	L
	17B CI Infrastructure Development 570.203(a)	L
	17C CI Building Acquisition, Construction, Rehab	L
	17D Other Commercial/Industrial Improvements	L
	18A ED Direct Financial Assistance to For-Profits	H
	18D ED Technical Assistance 570.203(b)	H
	18C Micro-Enterprise Assistance	H
	19A HOME Admin/Planning Costs of PJ	H
	19B HOME CHDO Operating Costs	L
	19C CDBG Non-Profit Organization Capacity Building	L
	19D CDBG Assistance to Institutes of Higher Ed.	N
	19E CDBG Operation and Repair of Foreclosed Prop.	M
	19F Planned Repayment of Section 108 Loan Princ.	L
	19G Unplanned Repayment of Section 108 Loan	L
	19H State CDBG Technical Assistance to Grantees	N
20	Planning 570.205	
	21A General Program Administration 570.206	H
	21B Indirect Costs 570.206	H
	21D Fair Housing Activities (subject to 20% cap)	H
	21E Submission or Applications for Federal Programs	H
22	Unprogrammed Funds	L

Neighborhood Revitalization Strategy Area

The Town of Madison adopted the Neighborhood Revitalization Strategy Area (NRSA) Plan developed by Planning and Design Institute, Inc. on August 27, 2001. The NRSA study area addressed the census tracts of 1401 and 1502. The components of the Action Plan included the categories of economic development, housing, infrastructure improvements, and social programs. The Plan identified three major projects to bring together elements of the four revitalization components of the Plan:

- Infrastructure improvements in the Southdale Park Neighborhood
- Nygaard Street Neighborhood improvements
- Economic empowerment opportunities within the Novation Technology Campus.

There has been no change to the strategy that was previously approved by HUD.

The recommendations and progress to date by the major projects is as follows:

Table 27: Progress Against Benchmarks for Town of Madison NRSA

Recommendations	Progress
Southdale Neighborhood	
1) Bruner property development	
2) Pedestrian and vehicular links through the Novation Technology Campus development	
3) Link local pedestrian and bike paths to regional paths	Proposed in 2010
4) Upgrade facilities at Southdale Park	
Parking facility	Completed
Rent and install accessible portable toilets	Completed
Install accessible telephone	
Install accessible play structure	Begun in 2009
Install accessible picnic tables	Begun in 2009
5) Funding of community based services for residents, including, but not limited to: tutoring, day care, after school programs, ESL, summer programs, transportation, job and credit counseling, community watch, food coop or farmer's market	Partially completed
Community Center	
6) Neighborhood Community Police Officer	Completed
7) Redevelopment of Black Hawk's Council of Girl Scouts property	
Nygaard Street Neighborhood	
1) Develop vacant Dentice property with 3-7 single family homes	
2) Storm water infrastructure improvements – including creation of a wet detention pond	Completed
3) Crime watch program	
4) Improve quality of neighborhood homes	
5) Street lighting and beautification	
6) Develop entrance/gateway district	Annexed to the City of Madison
Novation Technology Campus	
1) Implement a series of potential programs that will enable Town of Madison residents to pursue job opportunities, including: creation of a public/private partnership for a business incubator, education and	ITT Technical College moved into the Novation building at 2450 Rimrock RD.

Table 27: Progress Against Benchmarks for Town of Madison NRSA

Recommendations	Progress
guidance on business set-up, job training program, on premise day care center, transportation, loans for local residents to establish support service businesses in areas surrounding this development, improve adjacent properties.	

BASIS FOR PRIORITY

Public Facilities and Infrastructure Improvements

Assistance with the construction or rehabilitation of public facilities was cited as a need for 13 of the 32 municipalities interviewed – Village of Belleville (senior center/community center), Village of Cambridge (bike trail), Village of Cross Plains, Town of Dunn (bike path), City of Fitchburg, Town of Madison (community center/bike path/sidewalks), Village of Marshall (senior center), Village of Mount Horeb (replacement of lead lateral pipes), Village of Oregon (senior center/civic center/bike paths), Town of Perry (park shelter), Town of Springfield (storm shelter for residents of mobile home park), Town of Sun Prairie (park and ride). This was the second most frequently cited need.

Public facilities rated as high priority by the respondents to the 2009 Community Survey included: senior centers (23%), youth centers (22%), child care centers (21%), community centers (19%), and parks and recreational facilities (19%).

Infrastructure improvements were cited as a need for 9 of the 32 municipalities interviewed – Town of Berry, Village of Black Earth, Village of Cambridge, Town of Cottage Grove, Town of Dunn, Town of Madison, Town of Perry, Village of Shorewood Hills, and the Town of Westport.

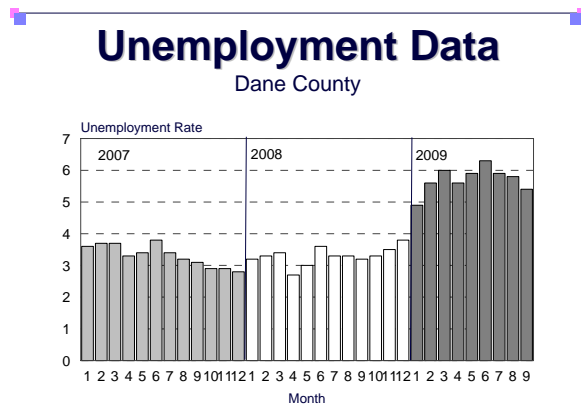
Infrastructure improvements also rated as high priority by the respondents to the 2009 Community Survey included: fire stations and equipment (47%), street and road improvements (46%), clean-up of contaminated sites (39%), accessibility improvements to public buildings, such as installation of ramps and automatic door openers (29%), and flood drain improvements (27%).

Dane County is in the unfortunate position of being one of only six counties in the State with three federal disaster declarations in a 10-month period. The most recent was FEMA-DR-1768 due the sustained storms and flooding damage during the disaster period of June 5 through July 25, 2008. Repairs are still needed to a number of infrastructures throughout the County and flood mitigation activities are vital to reducing the impact of future storms and flooding.

CDBG funds will be used when needed to leverage additional dollars, to provide gap financing, or to fund projects with no other means particularly for those projects which can provide area benefits or presumed benefits to low-and-moderate income populations.

Economic Development

Graph 12: Unemployment Data



Source: Local Area Unemployment Statistics available on <http://worknet.wisconsin.gov/worknet>

As noted in Graph 12, the seasonally unadjusted unemployment rate in Dane County has jumped from 3.1% in September 2007 to 5.4% in September 2009 an increase of 74%.

In the first 10 months of 2009, local businesses have filed notices of plant closings and mass layoffs with the Wisconsin Department of Workforce Development impacting 1,701 jobs in the Dane County area. Some of the notable closings and positions impacted include: GE Healthcare Lunar (40), Cub Foods (70), Circuit City (101), Henshue Construction

(66), Sitel Corporation (93), LDS Test & Measurement (51), Durham School Services (63), Madison Dairy (120), and Zimbrick Automotive Group (36). Layoff notices were filed for such companies as: Sub Zero Freezer Company (350), Trachte Building Systems (65), Latitude Corporation (113), Care Wisconsin First, Inc. (77), John Wicks Homes Division (36), and Don Miller Jeep-Chrysler (35) among others.

This is unfortunately correlating with the increasing number of foreclosures discussed earlier.

Economic development was ranked as the highest priority by County residents responding to the 2009 Community Survey.

Written comments to the survey related to economic development included:

- We need to improve the economy, create jobs, get people working and spending money.
- Putting folks to work so they can provide for themselves - not giving handouts or money to people. Our nation was built on hard work and perseverance. "Socialism" is not for me or my family. Reward those who deserve it!
- Desperately need jobs!
- We need to worry about jobs and quality education.
- Need to create vibrant downtowns that are walkable and pedestrian friendly. Curb sprawl and encourage an energy-efficient community.

Public Services - Transportation

Public Services, especially those that further the work of the CDBG and HOME programs will continue to be a priority.

One of the area cited as a need was for transportation services. This is crucial for employment, medical care, and for assuring choice in housing options.

The following information is from the *Regional Trends 2008 Dane County Wisconsin* prepared by the Capital Area Regional Planning Commission – available on-line at: http://danedocs.countyofdane.com/webdocs/PDF/capd/2008_regional_trends.pdf

The City of Madison continues to provide employment for a large share of the residents of Dane County. In 2000, there were nearly 60,000 people commuting to Madison from other Dane

County communities. According to the 2007 American Community Survey data, 76% of City of Madison residents worked in the City of Madison. In contrast only 45% of the residents in all of Dane County work in their community of residence.

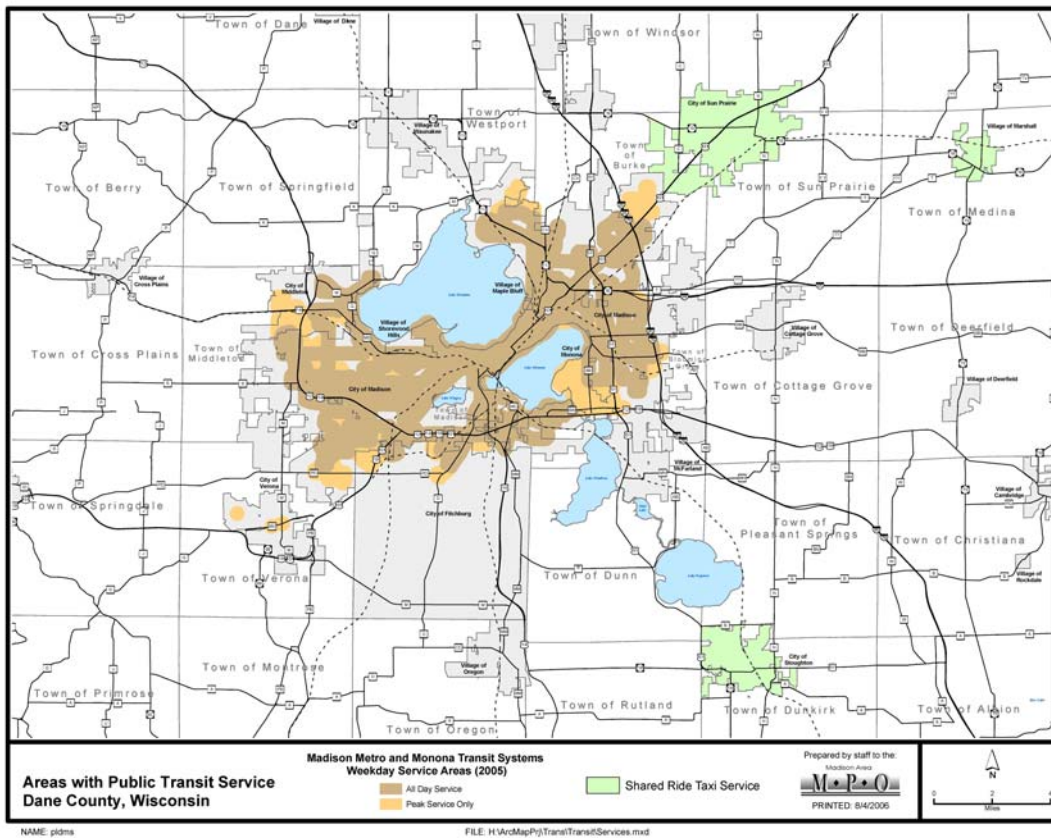
Madison Metro provides regularly scheduled fixed-route transit service and demand-responsive paratransit services for persons with disabilities within the City of Madison, Town of Madison, City of Middleton, and a portion of the City of Fitchburg. Commuter only service is provided to the City of Verona and paratransit service only is provided in the Village of Shorewood Hills.

Other public transit and specialized transportation services are provided by local communities and through the Dane County Department of Human Services. The City of Monona contracts with a private provider to operate a weekday commuter route to downtown Madison and the UW campus. The city also contracts for the provision of flexible route services designed for the elderly and persons with a disability. The Cities of Sun Prairie and Stoughton and the Village of Marshall contract with private providers for shared-ride taxi service (p. 17).

The Dane County Department of Human Services, Adult Community Services Division contracts with private providers for the provision of group trips and demand-responsive services for the elderly, persons with physical or developmental disabilities, and low-income persons. The Retired Senior Volunteer (RSVP) Driver Escort Program provides individual and small group rides for the elderly throughout the County when other options are not available. Rides are provided using volunteer drivers in private automobiles. Medical trips are the first priority for the program (p.17).

Map 13 shows the areas with public transit services.

Map 13: Areas in Dane County with Public Transit Services



Transportation within their community was cited as a need by 29% of the presumed low-and-moderate income respondents to the 2009 Community Survey. Transportation between their community and other Dane County municipalities was cited as a need for 26% of the LMI respondents. Other comments related to transportation from the survey include:

- The lack of public transportation in my neighborhood is a reason I would move - more so than school concerns. I would prefer to live closer to campus, however as a state employee, I cannot afford to do so.
- No RTA!
- Sun Prairie does not need any additional rental units or public transportation from Madison.
- I think more consideration to regional transit system should be given.
- We do not need mass transportation here. This would be expensive and a money-loser frivolity.
- We should have public transportation (trains) similar to the systems in Europe. We are 100 years behind Europe in this area. It is pathetic.
- Get on the stick and get light rail and trolley up and running.
- We need to build a 4 lane bypass North to Southwest of Middleton and a 4 lane freeway from I-90 to Dodgeville to remove this traffic from Madison roads all together!
- Have trains or buses come out to rural areas - take to city (example Madison) then have employer have transportation from bus terminal or train station to work. This would cut down on relying on gas, cut down on pollution, etc.

- Do not spend our money on transit...people, unfortunately will not use it. You can't force a horse to drink water.
- I wish they would finish the bike trail from Hwy Y to Springfield Hill along Hwy 12.

Antipoverty Strategy (91.215 (h))

1. 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). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. 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.

3-5 Year Strategic Plan Antipoverty Strategy response:

GOALS, PROGRAMS, AND POLICIES

In 2008, the Dane County Task Force of Poverty was appointed and charged to:

- Assemble and analyze Dane County specific data on poverty, focusing on employment and education opportunities, access to community services such as child care and transportation;
- Review the support available currently and identify policy solutions to ameliorate poverty in Dane County;
- Hold hearings throughout the County to gather input; and
- Make recommendations to the County Board.

Their report released in November 2009 (http://www.unitedwaydanecounty.org/documents/Task_Force_Poverty_Rpt1.pdf) had the mission to engage the Dane County community in the elimination of poverty and challenged the Dane County Board of Supervisors to lead the engagement process. Recommendations for policy initiatives at the County Board level included:

1. Consider the impact on people in poverty before any decisions (finance, zoning, ordinances, resolutions, and otherwise) are made by the Dane County Board. (This includes having low-income people as citizen appointees on all committees, not just ones that concentrate on poverty issues.)
2. Restore proposed cuts to vital Human Services programs throughout Dane County and resolve to maintain or increase the level of investment in services.
3. Make the Task Force on Poverty a permanent commission.
4. Collaborate with municipal and school leaders to maximize resources for households affected by poverty.
5. Ensure that future transportation plans include practical and affordable options for people in poverty to improve access to jobs and services.
6. Transportation planning for senior services must include access to no-cost food options for older adults, like community meals, pantries, or farmers' markets. Make affordable transportation available for those who need it.
7. Support the expansion of community and pantry gardens to enable more people to grow their own food. Community gardens have proven to be an effective community development tool to strengthen communities while increasing access to locally grown food.
8. Dane County leaders should use the Wisconsin Elder Economic Security Index

Report, July 2008 to evaluate current policies and consider developing and promoting equitable and rational public policies.

9. Adopt a self-sufficiency matrix to measure progress out of poverty. This matrix could be used by the public, private, and non-profit sectors to track progress and make course corrections in programming and services.

Other programs in Dane County that seek to reduce the number of poverty level families include:

Early Childhood Initiative (ECI)

The Early Childhood Initiative is an innovative home visitation and employment program started in July 2004 that is designed to improve life outcomes for the most vulnerable families. ECI's purpose is to ensure that the youngest children achieve age appropriate developmental outcomes and live in families that are nurturing and self-sufficient, with income from sustainable employment. ECI strives to increase families' access to an array of services including: health and developmental screening and assessment, prenatal care, parenting education and support, immunizations and other preventative health care, benefit and basic needs resources, employment related assistance, and assistance in finding and sustaining employment through skill enhancement. ECI is in operation at three Dane County locations: Allied Drive, Southwest Madison, and Sun Prairie. Staffing at each site includes three Family Support Specialists delivering home visitation services; an Employment and Training Specialist helping parents, caregivers, and other family members obtain work and keep successfully employed; and an Economic Support Worker linking families to benefits related to medical assistance, child care, food, and economic assistance.

Family Unification Program (FUP)

The Dane County Department of Human Services (DCDHS) partnered with the Dane County Housing Authority (DCHA) and City of Madison Community Development Authority (CDA) in submitting proposals to the federal Department of Housing and Urban Development for Family Reunification Program (FUP) housing vouchers. Both housing entities were awarded authority to grant new FUP vouchers to 50 families or youths beginning the Fall of 2009. Three populations are eligible for these special vouchers:

- Families with children in out-of-home care unable to regain those children owing to lack of adequate housing;
- Families at risk of children being placed in out-of-home care owing to lack of adequate housing;
- Youths ages 18-21 who left foster care at age 16 or older who do not have adequate housing.

The role of DCDHS is to (1) identify families and youths, (2) certify that housing issues exist, and (3) provide case management services to the families and youths if and when enrolled. The housing entities' roles are to further screen families and youths, approve vouchers, and make rent payments.

Head Start

The Dane County Parent Council is a community-based, private, non-profit umbrella agency that delivers a variety of child development and family support programming. The agency provides the Head Start and Early Head Start programs along with services to support and strengthen families and children. Over 1,000 children are served in Dane and Green counties.

Welfare to Work

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

EFFECTIVENESS OF STRATEGY

All of these strategies will assist in reducing the number of poverty level families. These are not quick, short-term fixes, but rather address structural issues. Home visitation and Head Start programs are well-researched and have documented results of their effectiveness.

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

- | |
|---|
| 1. (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. |
|---|

3-5 Year Strategic Plan LIHTC Coordination response:

Not applicable.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

- | |
|---|
| 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period. |
| 2. 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. |

3-5 Year Non-homeless Special Needs Analysis response:

PRIORITIES AND SPECIFIC OBJECTIVES

The State of Wisconsin is moving to the Family Care model for persons in need of supportive living services. Family Care is a comprehensive and flexible long-term care service system. Family Care has two major organizational components:

1. Aging and disability resource centers (ADRCs), designed to be a single entry point where older people and people with disabilities and their families can get information and advice about a wide range of resources available to them in their local communities.
2. Managed care organizations (MCOs), which manage and deliver the new Family Care benefit, which combines funding and services from a variety of existing programs into one

flexible long-term care benefit, tailored to each individual's needs, circumstances and preferences.

As of October 1, 2009, Family Care was available in 48 counties in Wisconsin. The movement is to have all counties become a part of the Family Care system. Dane County has not yet implemented this model although some initial planning and analysis has occurred.

Movement to this system will impact the priorities and specific objectives that will be achieved.

For now, the priorities are to increase the supply of affordable housing – both owner-occupied and rental units through the leveraging of funds, gap financing, and support of applications for other funding, and consideration of certifications of consistency for other entities' applications for federal assistance.

FEDERAL, STATE, AND LOCAL PUBLIC AND PRIVATE SECTOR RESOURCES

The implementation of the Family Care Model will have a significant impact on the resources that would be available. The following estimates are based on the current environment. On an annual basis, Dane County would expect to distribute state and local funds of/toward the following (estimated, based on 2009 Adopted Budget):

- \$8.56 million in Long-Term Care funds for supportive home care services. Services are provided to persons throughout Dane County, including the City of Madison.
- \$4.9 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.
- \$44.2 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.
- \$10.47 million (\$7.5 million in GPR) for alternate care for children including funding for foster homes, treatment foster homes, group homes, and residential care centers (RCC).

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

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. 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 (formerly Table 1B) 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.

2. 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.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. 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.
6. 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.

3-5 Year Non-homeless Special Needs Analysis response:

NON-HOMELESS SPECIAL NEEDS POPULATION

Based on waiting lists for supportive living or residential services through the Dane County Department of Human Services along with Continuum of Care data, it is estimated that there are 2,732 people in Dane County who are not homeless but who may require housing or supportive services. This includes:

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

PRIORITY HOUSING AND SUPPORTIVE SERVICE NEEDS

Table 28 summarizes the County’s non-homeless special needs priorities using one of the HUD tables. “High” priority means that activities to address this need will be funded by the County through the use of CDBG and/or HOME entitlement grant funds, either alone or in conjunction with the investment of other public or private funds. “Medium” priority means that if CDBG and/or HOME funds are available, activities to address this need may be funded; also, the County may take other actions to help meet the needs of this population group, such as letters of support or facilitation of applications for other funding. “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 other entities’ applications for federal assistance. “No need” means either that no need exists or that this need is already substantially addressed.

Table 28: Non-Homeless Special Needs

	Population	Priority Need
Housing Needed	Elderly	Medium
	Frail Elderly	Medium
	Persons with Severe Mental Illness	High
	Developmentally Disabled	Medium

Table 28: Non-Homeless Special Needs

	Population	Priority Need
	Physically Disabled	Medium
	Alcohol/Other Drug Addicted	High
	Persons with HIV/AIDS & their Families	Medium
	Public Housing Residents	Low
Supportive Services Needed	Elderly	Low
	Frail Elderly	Low
	Persons with Severe Mental Illness	Low
	Developmentally Disabled	Low
	Physically Disabled	Low
	Alcohol/Other Drug Addicted	Low
	Persons with HIV/AIDS & their Families	Low
	Public Housing Residents	Low

BASIS FOR ASSIGNING PRIORITY

The emphasis in Dane County is on retaining people in their own home whenever possible. 51% of the presumed low-and-moderate income respondents to the 2009 Community Survey indicated that modifications to help seniors and persons with disabilities live in their own homes was a high priority. Eleven of the 32 municipalities interviewed indicated that services to maintain seniors in their own homes were needed.

As noted in the section on facilities and services, Dane County has a rich array of services designed to support individuals in their own homes. While many of these programs have waiting lists for services, the larger gap is in the lack of affordable housing. This is therefore, the emphasis – retaining decent, affordable housing and creation of affordable units – including those for special populations.

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 allow them to transition into appropriate housing within their communities.

FACILITIES AND SERVICES – NON-HOMELESS SPECIAL NEEDS

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 reader is also directed to the discussion of housing stock for persons with disabilities in this document that outlines the adult family homes, community based residential facilities, and residential care apartment complexes that provide supportive living options for older adults and persons with disabilities (p.63-65). Agencies that also address the needs of homeless individuals and families that appear earlier in this document (p. 94-99) are not repeated here. The following is a listing of agencies (non-inclusive) that deliver services to meet the needs of persons with special needs who are not homeless:

Area Agency on Aging - The Area Agency on Aging of Dane County, part of the Dane County Department of Human Services, purchases supportive home care services for older adults who, due to physical and/or mental impairments are not capable of full-time independent living. Services may include home care; household management such as home chore, grocery shopping or other chore assistance; yard work and shoveling; and respite and/or home chore assistance for caregivers. Services are coordinated through agencies serving selected focal point areas.

Senior Nutrition Program - The Area Agency on Aging of Dane County purchases congregate and home delivered meal programs for adults age 60 and older in accordance with the Older Americans Act and the Wisconsin Elderly Nutrition Program Manual of Policies and Procedures. Congregate meals are provided at 31 sites throughout Dane County - advance reservations are required. Home delivered meals are available to frail, homebound Dane County adults age 60 and older who have no other source for their noon meal and who meet additional requirements. The goals are to provide nutritious congregate meals coupled with socialization and educational or entertainment oriented programming to older adults who make reservations for site-based meals and to provide nutritious, home-delivered meals to homebound older adults so that they can remain in their own homes and communities.

Community Options Program (COP) - The Community Options Program delivers community-based services to income eligible citizens who, due to chronic disabilities, need long term assistance in performing daily living activities in their own homes or apartments. A nursing home level of care is required for the Community Options Program and Medicaid Waiver programs. Based on individual service plans, a variety of services can be funded including, but not limited to, nursing and other in home care, home modifications, case management, adaptive equipment, transportation, residential care, vocational services, respite care, and day support services. Depending on an individual's income and assets, the individual may be required to contribute toward the cost of care.

As You Wish – Provides supportive home care services including: housecleaning and laundry, grocery shopping, meal preparation, and respite care to enable persons to live independently in their own homes.

ATTIC Correctional Services – provides intensive, assertive case management services including: monitoring, supervision, home visits, daily check-in, random urine testing, corrective thinking groups, advocacy for AODA involved offenders.

Care Wisconsin - Care Wisconsin is a nonprofit care management organization specializing in the integration of health and long-term care services. For over 32 years, the agency has been filling gaps in community services and providing innovative solutions for seniors and adults with developmental and/or physical disabilities. Partnership offers all long-term care services in the basic Family Care package, plus all health and medical services, and prescription drugs. It is a Wisconsin Family Care Partnership and Medicare Advantage Special Needs Plan program. The Care team includes the member, a care manager/social worker, a registered nurse, and a nurse practitioner.

Centro Hispano – New Routes – Provides culturally specific case management and support for Latino offenders with the objective of avoiding or reducing jail time.

Community Living Alliance, Inc. - Provides access to social, health, and community resources for persons with physical disabilities. CLA has two primary programs: CIP/COP Service Coordination and Medical Assistant Personal Care (MAPC). Depending on the programs, services offered may include attendant care, service coordination, chore services, primary health care, prevention education, training, referral and other information.

Domestic Abuse Intervention Services (DAIS) – provides a range of services 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.

Home Health United – offers an integrated and comprehensive variety of home health services dedicated to helping people remain as safe, healthy, and independent in their own homes as long as possible. Certified home health aides assist with bathing, skin care, nail care, oral hygiene, wound care, ambulation, and light meal preparation. Homemaker/companion caregivers provide assistance to elderly persons and those with disabilities with personal care, laundry, housekeeping, grocery shopping, meal preparation, medication reminders, transportation to appointments, and more.

Home Instead Senior Care - Home Instead Senior Care® is a source of home care for seniors in the Madison area. Services include companionship, meal preparation, light housekeeping, medication reminders, shopping, errands, Alzheimer's care and more.

Independent Living, Inc. – provides a comprehensive array of in-home services to allow older adults to live with dignity and independence in their own homes. Home health aides assist with personal care, medication set up and reminders, meals, errands, and light housekeeping. Home chore services include dusting, vacuuming, laundry, changing bed linens, and more. Regular yard work, snow removal, and minor repairs can also be scheduled.

Trusted Hands (Stoughton Hospital) - Caregivers, who are members of the Home Health staff, are available to provide respite care and handle household chores like cooking, running errands, shopping, light cleaning and laundry. The goal of Trusted Hands is to give people the support they need to stay comfortably in their own homes.

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).

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.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its 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. The plan would 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.
2. 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.

3. 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).
4. The Plan includes 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.
5. The Plan describes 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.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Not applicable.

Specific HOPWA Objectives

1. 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.

3-5 Year Specific HOPWA Objectives response:

Not applicable.

OTHER NARRATIVE

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