

Dane County Urban County Consortium

Information Meeting – November 6, 2025

Dane County Department of Human Services

Housing Access & Affordability Division

CDBG/HOME Unit



Agenda

- Welcome and Introductions of CDBG/HOME staff
- Overview of Dane County Urban County Consortium
- UCC Cooperation Agreement
- CDBG & HOME Programs
- Other Funding Sources
- UCC Partnership & Engagement
- Questions & Closing



Dane County Urban County Consortium

Since 1999, the Dane County Urban County Consortium (UCC) has funded housing, community development programs, and public services to support low-to-moderate (LMI) households living in Dane County consortium communities outside the City of Madison. Approximately \$1.1 million in CDBG and \$600,000 in HOME funding is distributed annually.

UCC -> HUD Entitlement Community -> Formula Grant

Benefits:

Together we are stronger. A high level of participation helps us shape effective initiatives and meet critical challenges.

- All residents that live within the participating municipalities have exclusive access to eligible activities and services
- UCC members participate in CDBG/HOME Annual Action Plan and Consolidated Plan
- Economic Development and Public Infrastructure opportunities
- Affordable Housing projects
- Information on trainings and funding opportunities
- No cost to participate in the UCC



Dane County Urban County Consortium

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

All 59 municipalities located in Dane County (except the City of Madison) are members of the Urban County Consortium.



UCC Cooperation Agreement

Municipalities are members of the UCC for a 3-year period, with automatic renewals (unless they opt out). There is no cost to be a member, however, municipalities may only apply for CDBG funds from Dane County (except under special circumstances).

HUD Requires Dane County and participating municipalities to have a Cooperation Agreement on file.

- ▶ Purpose of Cooperation Agreement (p.2., lines 50-58)
- ▶ For Federal Fiscal Years 2026-2028 (3 years); automatically renews
- ▶ Receive CDBG and HOME funds solely through Dane County (except under specific circumstances)
- ▶ Compliance with federal laws
- ▶ Review of Policies within the Cooperation Agreement (p.4. lines 185-193)
- ▶ Other questions from Attendees? Terms, Provisions or Policies



CDBG & HOME Funding for Dane County

Dane County, as an entitlement community and Urban County Consortium, receives the following CDBG and HOME grant funding from HUD each year:

- ▶ ~\$1.1 Million CDBG Annual Funds
 - ▶ Public Services = 15% of Total CDBG Funds
- ▶ ~\$500,000 HOME Annual Funds (does not include CHDO Funds)
- ▶ ~\$336,125.82 Community Housing Development Organization (CHDO) Funds

Dane County allocates funding, aligning with the 2025-2029 Consolidated Plan:

- ▶ Funds are distributed through annual competitive RFP processes
- ▶ Dane County Urban County Consortium members:
 - ▶ Municipalities can apply for funding directly
 - ▶ Residents can benefit from services or activities provided by organizations that receive CDBG or HOME funding
 - ▶ Developers can create new housing for low- to moderate-income people
 - ▶ Businesses can benefit from economic development resources and funds



CDBG/HOME Program Overview: 2026 Funding Categories

- ▶ Economic Development
- ▶ Fair Housing
- ▶ Homebuilding*
- ▶ Major Home Rehabilitation
- ▶ Minor Home Repair
- ▶ Mortgage Reduction
- ▶ Public Facility Improvement
- ▶ Public Infrastructure
- ▶ Public Services
- ▶ Tenant Based Rental Assistance



*Community Housing Development Organization (CHDO) Eligible to apply



Aligning to Dane County Consolidated Plan

Dane County 2025 – 2029 Consolidated Plan:

- ▶ Review Consolidated Plan for 5-year goals and outcomes.
- ▶ All funded projects need to align with the Dane County 2025 – 2029 Consolidated Plan.

Meeting a National Objective

CDBG/HOME housing and community development activities that primarily benefit low-to-moderate income (LMI) persons.

- ▶ Benefit to LMI persons
- ▶ Aid in the prevention or elimination of slum or blight
- ▶ Meet a need having a particular urgency



Eligible Activities

Public Services



- ▶ 15% of CDBG Grant Award
- ▶ Covers a wide variety of eligible services
- ▶ Examples:
 - ▶ Employment services
 - ▶ Crime prevention & public safety
 - ▶ Child care
 - ▶ Substance abuse services
 - ▶ Services for Senior Citizens
 - ▶ Services for homeless persons



Eligible Activities

Public Facilities

- ▶ Public facilities must be open to the public and owned by the nonprofit.
 - ▶ Examples include: Food pantry, Senior Center, Neighborhood facilities such as parks, playgrounds and recreational facilities, public schools, firehouses, and libraries.

Economic Development

To promote a range of economic development projects that create permanent jobs for low-and-moderate income residents.

- ▶ Commercial Rehabilitation
- ▶ Microenterprise Development



Eligible Activities

Public Infrastructure

- ▶ Only municipalities can apply under this category.
- ▶ Must serve 51% LMI individuals/businesses
- ▶ Cannot be used for buildings related to general conduct of government
- ▶ Public improvements include streets, sidewalks, curbs and gutters, water and sewer lines, flood and drainage improvements, parking lots, utility lines and aesthetic amenities.



Eligible Activities

Tenant-Based Rental Assistance

To promote access to rental housing for low-income households through the provision of rental subsidy assistance.

Fair Housing

To promote fair housing education and outreach services, as well as, reporting on the number, bases, and resolution of fair housing complaints within the Dane County Urban County Consortium.

Homebuilding (CHDO Eligible)

Construction of a new one- to four-unit property, a condominium unit, or a manufactured home (Manufactured housing must be connected to permanent utility hookups and must be located on land that is owned by the manufactured housing owner) that will be sold to low- and moderate income households via the mortgage reduction program.



Eligible Activities

Minor Home Repair

To promote the rehabilitation of existing owner-occupied housing as a means to maintain affordable housing. Up to a \$7,500 grant per household.

Mortgage Reduction

To promote homeownership for low-and moderate-income households to acquire a 0% interest, deferred payment loan.

- ▶ Eligibility Requirements for Borrowers
- ▶ Eligible Properties
- ▶ Eligible Costs

Major Home Rehabilitation

To promote the rehabilitation of existing single-family, owner-occupied housing as a means to maintain affordable housing for the residents. 0% interest, deferred payment loan.



13



Other Funding Sources:

PRO HOUSING – Grant Funding

Pathways to Removing Obstacles to Housing: HUD grant to remove barriers to affordable housing.

IMPLEMENTATION AREAS

- 1. Zoning & Code Reform - \$1,000,000:** 4–7 municipalities adopt changes that remove barriers to housing.
- 2. Emerging Developer Capacity - \$2,000,000:** Support 5–7 newer or non-traditional developers with pre-development funding and TA to expand development pipeline.
- 3. Infrastructure & Development - \$1,722,100:** Creation of 39 single-family + 8 multi-family units.

- ▶ **Next Steps:** Please watch for follow-up communication with instructions and deadlines.
- ▶ **Completion Requirement:** 9/30/2030



Other Funding Sources: Dane County Affordable Housing Development Fund (AHDF)

Year	Total Awards	Inside Madison	Outside Madison	Total Units	Affordable Units
2015-2019	\$14,257,792	\$7,322,792	\$6,935,000	1254	1132
2020	\$3,163,199	\$154,858	\$3,008,341	252	249
2021	\$6,390,000	\$3,620,000	\$2,770,000	369	322
2022	\$4,590,000	1,010,000	3,580,000	313	285
2023	\$7,886,801	\$5,946,801	\$1,940,000	360	329
2024	\$14,431,424	\$7,811,424	\$6,620,000	407	389
2025*	\$25,279,999	\$13,479,999	\$11,800,000	494	494
TOTAL	\$56,099,216	\$31,255,875	\$24,843,341	3198	2922
	Percentages	52%	48%	100%	93%

*Includes 2025 staff review team recommendations pending County Board Approval



Next Steps: UCC Partnership & Engagement

- ▶ CDBG/HOME Team: Information Sharing to Municipalities

- ▶ Funding Opportunities – 89%
- ▶ Information on CDBG & HOME programs – 78%
- ▶ Trainings and Workshops
- ▶ Federal Reports
- ▶ Program highlights and successes

- ▶ Municipalities: Information Sharing to Residents

- ▶ Link CDBG/HOME webpage on municipality website
- ▶ Post flyers of services in public areas
- ▶ Community Newsletters and website links



UCC Partnership & Engagement

- ▶ Engagement
 - ▶ Attend CDBG Commission Meetings
 - ▶ Meet with CDBG/HOME staff
 - ▶ Input on Annual Action Plan
 - ▶ Participation during Consolidated Plan Process
 - ▶ Share CDBG/HOME program information in Local Newsletters, etc.
- ▶ Activities
 - ▶ Host a CDBG Commission Meeting
 - ▶ Presentations from CDBG programs
 - ▶ Participate in or attend Resource Fair
 - ▶ Strengthen partnerships with CDBG Team and Grant Recipients





Questions?

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