



***TAKING THE NEXT STEP.***

Housing Advisory Committee (HAC) Meeting #9 | 06.28.2023

# WELCOME + INTRODUCTIONS

# HAC #9 MEETING

## **PURPOSE:**

- 1. Review top ranked strategies from HAC 8 survey**
- 2. Dane County strategic initiatives – partnership Q & A**
- 3. Advance and refine strategies**



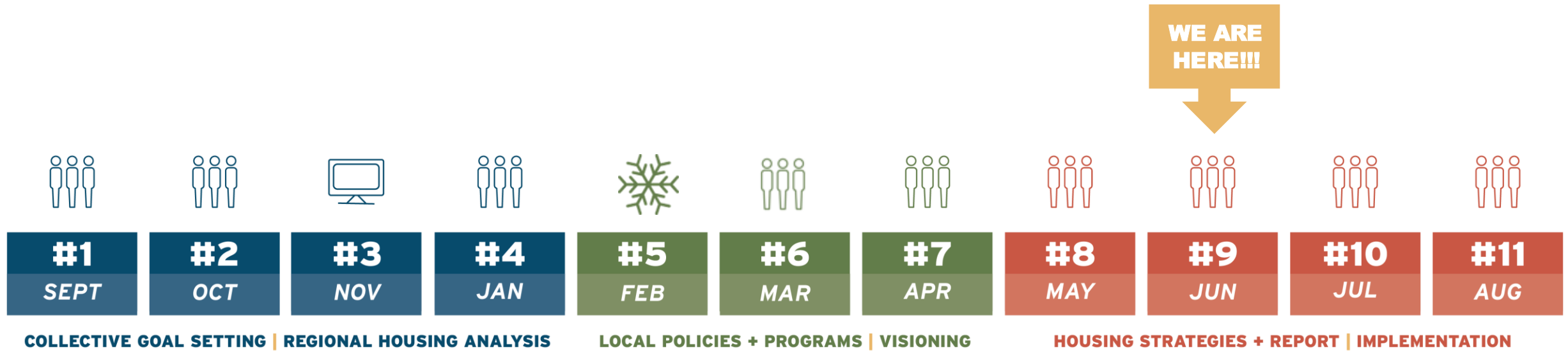
# AGENDA – HAC #9

## WELCOME + MEETING DETAILS

- **WELCOME & MEETING #8 FEEDBACK** *(10 minutes)*
- **STRATEGY SPOTLIGHT** *(10 minutes)*
- **DANE COUNTY RHS ROLE & TARGET STRATEGIES** *(10 minutes)*
- **PARTNER GROUPS/REPRESENTATION TABLE DISCUSSION** *(40 minutes)*
- **BREAK** *(10 minutes)*
- **HOUSING PRIORITIES OPEN HOUSE** *(35 minutes)*
- **Q&A + NEXT STEPS** *(5 Minutes)*



# WHERE WE ARE IN THE RHS PROCESS



- **Explore and refine top ranked strategies**
- **Identify obstacles to RHS success**

# HAC STRATEGY DEVELOPMENT PROCESS

1



**LEARN ABOUT  
EXISTING TOOLS  
USED LOCALLY IN  
DANE COUNTY**

2



**EXPLORE  
ADDITIONAL  
NATIONAL BEST  
PRACTICES**

3



**PRIORITIZE  
STRATEGIES  
FOR INCLUSION  
IN STRATEGIC  
ACTION PLAN**

4



**IDENTIFY  
SPECIFIC STRATEGY  
ACTIONS &  
IMPLEMENTATION  
PARTNERS**



# STRATEGIES BY HOUSING PRIORITY

A SHORTLIST OF MEASURABLE, ACHIEVABLE STRATEGIES THAT CAN BE IMPLEMENTED IN THE NEAR TERM

## HOUSING PRIORITIES

**INCREASE THE NUMBER OF HOUSING UNITS  
ATTAINABLE TO LOW- AND MODERATE-  
INCOME HOUSEHOLDS**

**INCREASE THE OVERALL NUMBER OF  
HOUSING UNITS**

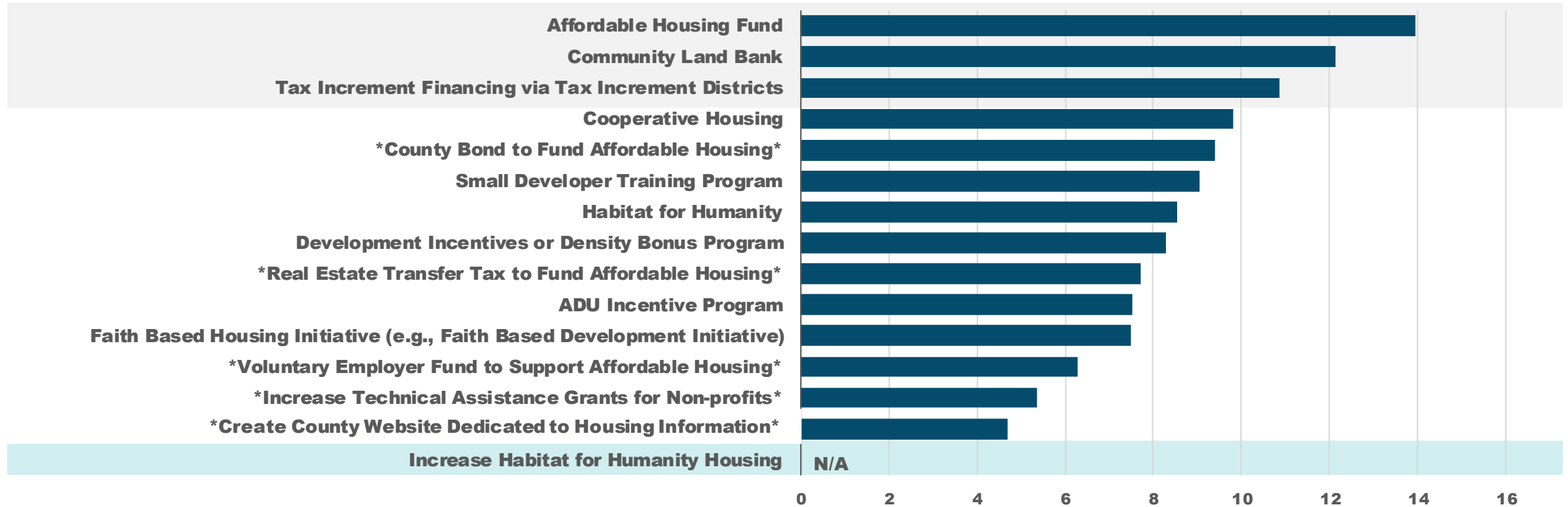
**PRESERVE AFFORDABILITY AND IMPROVE  
THE QUALITY OF EXISTING ATTAINABLE  
HOUSING**

**PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP**

**PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR  
THE MOST VULNERABLE POPULATIONS**

# HAC #8 SURVEY RESULTS

INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS



**HAC PRIORITY STRATEGY**

**DANE COUNTY TARGET STRATEGIES**

\*Asterisk indicates strategy proposed at conclusion of HAC 8\*

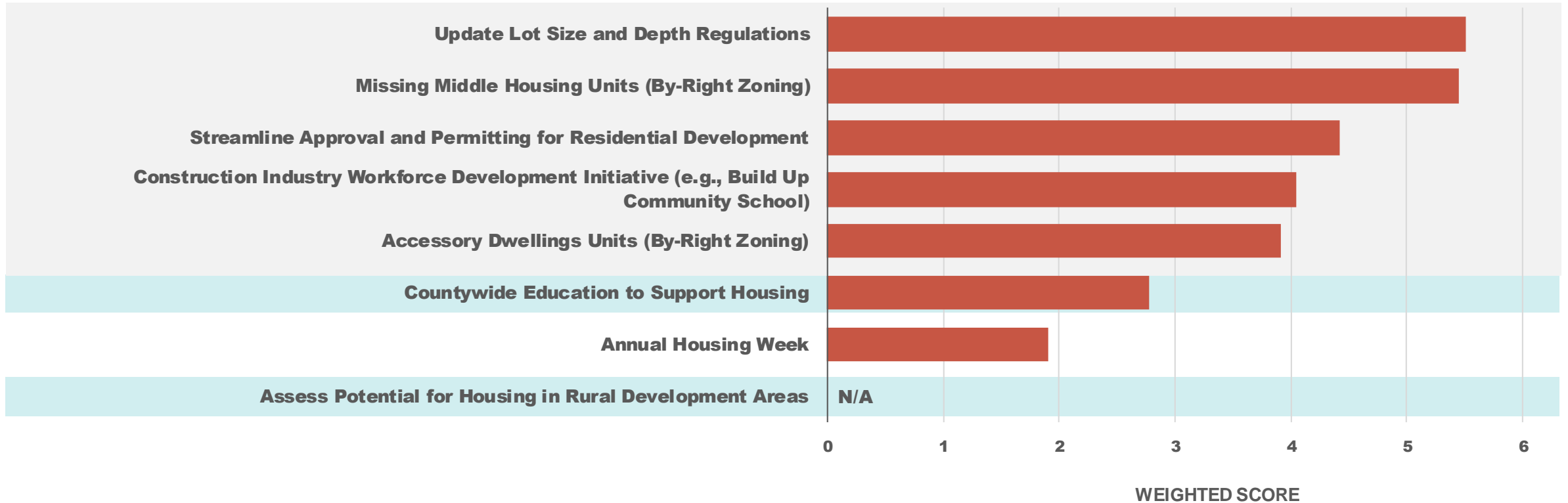


WEIGHTED SCORE



# HAC #8 SURVEY RESULTS

INCREASE THE OVERALL NUMBER OF HOUSING UNITS



HAC PRIORITY STRATEGY

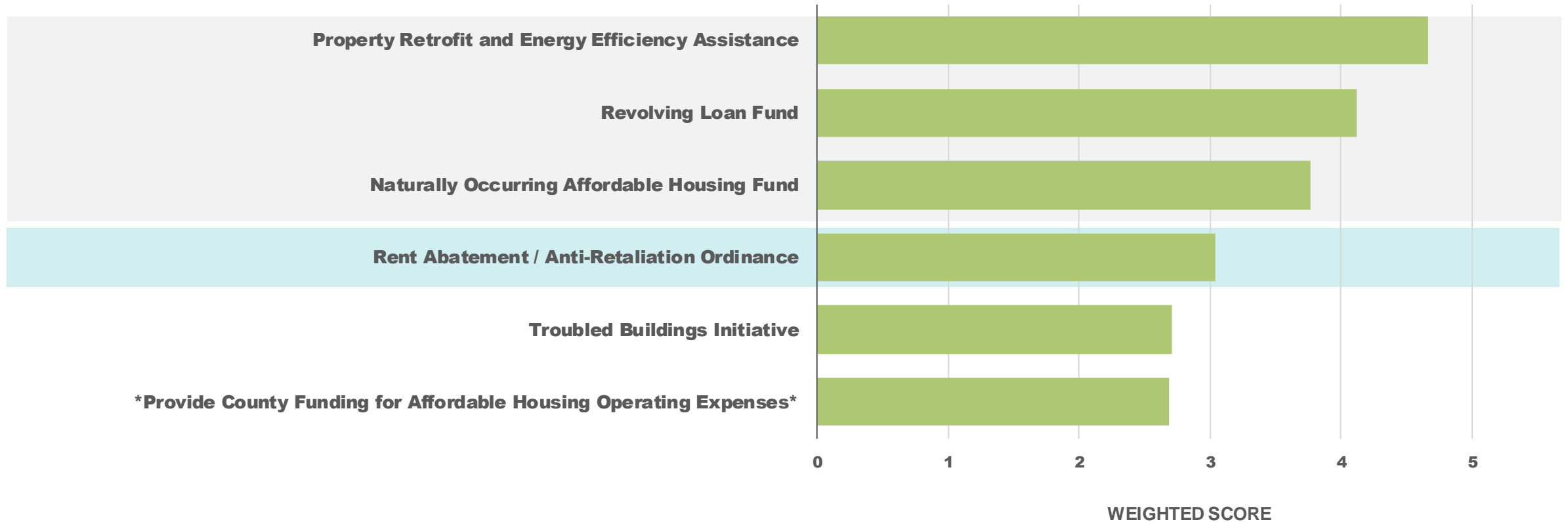
DANE COUNTY TARGET STRATEGIES

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# HAC #8 SURVEY RESULTS

PRESERVE AFFORDABILITY AND IMPROVE THE QUALITY OF EXISTING ATTAINABLE HOUSING



HAC PRIORITY STRATEGY

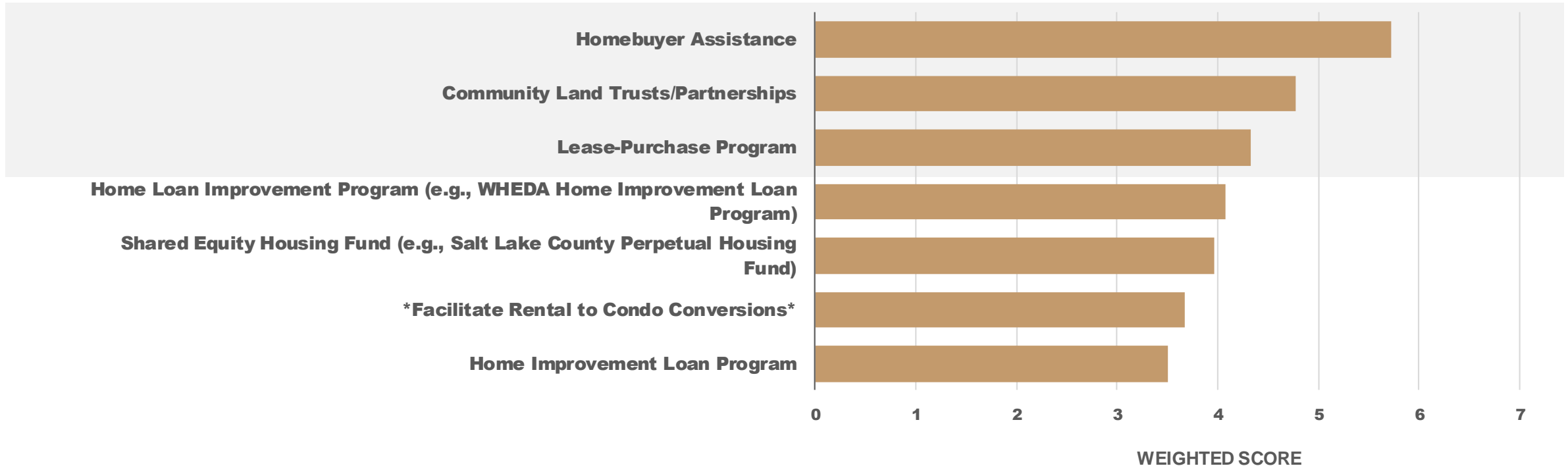
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# HAC #8 SURVEY RESULTS

PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP



HAC PRIORITY STRATEGY

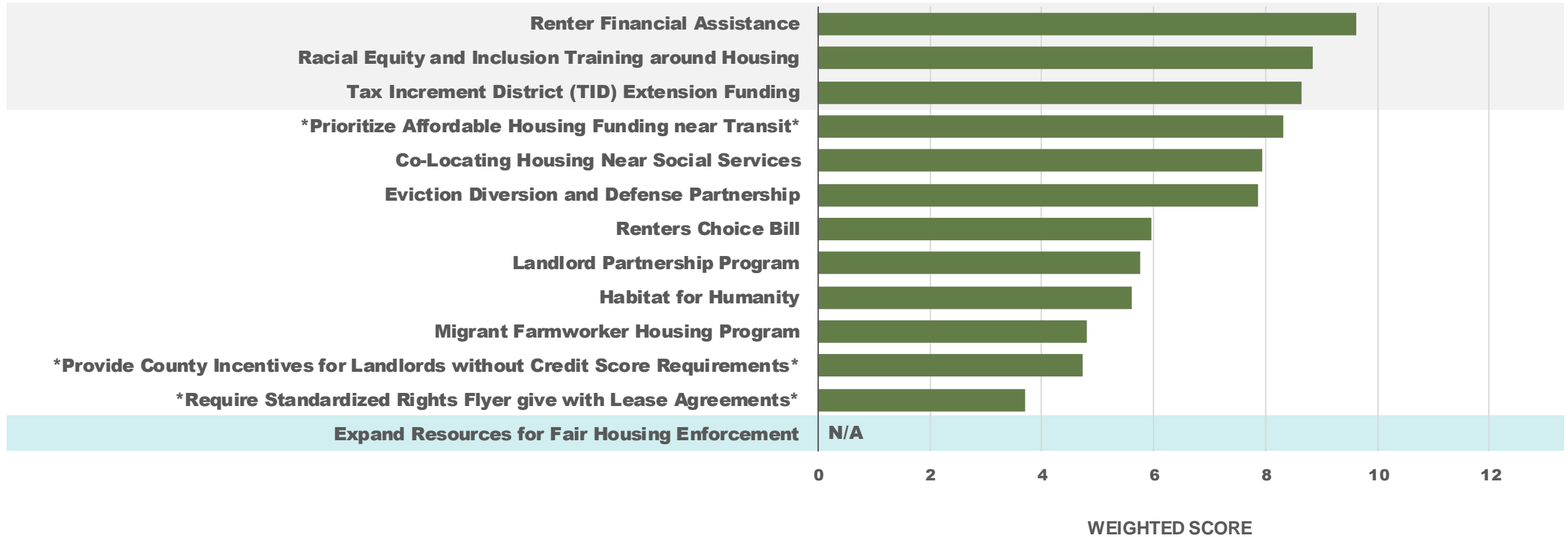
DANE COUNTY TARGET STRATEGIES

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# HAC #8 SURVEY RESULTS

PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR THE MOST VULNERABLE POPULATIONS



**HAC PRIORITY STRATEGY**

**DANE COUNTY TARGET STRATEGIES**

\*Asterisk indicates strategy proposed at conclusion of HAC 8\*



# STRATEGY SPOTLIGHT DANE COUNTY

# Dane County Housing Support and Homeless Services Efforts



Casey Slaughter Becker - Division Administrator, Housing Access and Affordability  
Presentation to: Dane County Regional Housing Strategy Housing Advisory Council  
6/28/2023

# Dane County Housing Access and Affordability Division (HAA)



# Structure



- 13 Full Time Staff.
- Created in 2020 through reorganization of existing Dane County offices/areas related to furthering housing and economic stability.
- CDBG Unit and Housing Stability Unit



# Major Functions - CDBG Unit



- Manage annual allocation and grant process for over \$2 million in federal funds that support:
  - Public Services (case management, transportation, supportive services)
  - Public Facilities (community centers, food pantries, etc.)
  - Workforce and Economic Development (Revolving Loan Fund and Micro-Loans)
  - New Rental Construction
  - Rental Rehab
  - Homeownership
  - Home Repairs
  - Fair Housing Education and Outreach

# Major Functions - Housing Stability Unit



- Staff manage contracts and engage in partnerships to prevent and end homelessness and increase access to affordable housing.
- Over \$3.8 million in GPR for housing and homeless programs.
  - Over 81% supports crisis services such as emergency overnight shelter and Beacon Day Resource Center.
  - Also includes programs to help people who are unhoused move into permanent housing, housing navigation, and eviction prevention.
- Doubled-Up Homeless Policy and Program Development
- Affordable Housing Development Fund and Fair Chance Housing Fund

# The HAA Division Administrated More Than \$137 million in federal stimulus funds during the pandemic response.



- Possible Through Critical Partnerships.
- Largest Categories:
  - Hotel Shelter/Isolation and Quarantine: \$26.2 million
    - 420 unique households served since March 2020. 50% moved from shelter into housing.
  - Emergency Rental Assistance: \$68.8 million
    - Roughly 19,774 households served across all programs since 2020.
  - Hotels to Housing Program: \$13 million
    - More than 250 households have found housing to date.
  - Small Business Support: \$29.8 million
  - Permanent Housing Solutions: \$2.7 million
    - Tiny Houses and Commercial Conversion into Housing

# Dane County Affordable Housing Development Fund



# Dane County Affordable Housing Development Fund (AHDF)



- *Established* in 2015
- Emphasis on new affordable rental housing for the following:
  - People experiencing homelessness
  - Families (3 bedroom units)
  - Veterans
  - Elderly
  - Persons with arrest & conviction records
  - People with disabilities

## *Preference* for projects that:

- Meet LIHTC criteria
- Commit to permanent affordability
- Developed by nonprofit organizations
- Include units for 30 percent CMI HHs.
- Include supportive services by local providers
- Offer generous tenant screening criteria
- Provide access to jobs, schools, transportation, etc.

# AHDF FUNDING



- Annual funding from Dane County capital budget
- Total annual awards from \$1.75 to \$10 million
- \$10 million available in 2023
- Grants awarded on a competitive basis via County application process
- Funds typically comprise one piece of a larger, more complex funding package (e.g. LIHTC, FHLB, TID/other local, etc.)

# AHDF ANNUAL CYCLE



- Application released: Late Spring or Summer
- County Review Team:
  - Department of Human Services - HAA
  - Controller's Office
  - Office of Equity and Inclusion
  - Planning and Development Department
- Annual awards affirmed by County Board in the Fall, individual agreements routed as they are completed

# AHDF AWARD HISTORY: 2015-2022



Year	Total Awards	Inside Madison	Outside Madison	Total Units	Affordable Units
2015	\$1,677,000	\$1,677,000	0	150	136
2016	\$1,734,000	\$499,000	\$1,235,000	151	138
2017	\$1,317,220	\$867,220	\$450,000	136	124
2018	\$2,742,022	\$2,442,022	\$300,000	369	310
2019	\$6,787,550	\$1,837,550	\$4,950,000	447	414
2020	\$3,163,199	\$154,858	\$3,008,341	252	249
2021	\$6,340,000	\$3,590,000	\$2,750,000	367	323
2022	\$7,896,801	\$4,316,801	\$3,580,000	557	507
<b>TOTAL</b>	<b>\$31,657,792</b>	<b>\$15,384,451</b>	<b>\$16,273,341</b>	<b>2429</b>	<b>2201</b>
	Percentages	49%	51%	100%	91%



# AFFORDABLE UNIT BREAKDOWN SINCE 2019



	30% CMI	50% CMI	60% CMI	80% CMI
2019	60	206	75	73
2020	31	117	24	77
2021	64	143	93	25
2022	109	230	70	98
TOTAL	264	696	262	273
Percentage	18%	47%	18%	18%

# AHDF HISTORY



Since the funds inception in 2015 there have been some notable changes:

- 2018
  - Added a preference to projects willing to set-aside units for the community housing priority list
- 2019
  - Expanded list of Flexible Screening Criteria used for earning points in Tenant Selection Criteria
  - Added Tenancy Addendum to scoring to provide tenant protections in awarded projects
- 2020
  - Administration of fund moved to Department of Human Services - Division of Housing Access and Affordability, and staff position created to support fund
- 2021
  - Required applicants to select minimum of 3 flexible tenant screening criteria list to be eligible for funding, points awarded based on additional criteria selected.
- 2022
  - Began effort to coordinate meetings between developers, property managers, and supportive services partners during project lease-up period to support use of units for households on community housing priority list

# How We Can Partner



- Let's talk about trends you see in your community and how we can partner.
- Can help with information about our policy, program, and fund development process and lessons learned.
- May have template forms, contracts, leases, etc. that could be helpful as you take the next step.
- Share resources we're aware of that can help your community in the areas of housing and economic stability.

# Staff Contacts



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- Jenna Wuthrich  
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- Ashley Ballweg  
Housing Program Specialist - Fair Chance Housing Fund  
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# DANE COUNTY RHS ROLE & TARGET STRATEGIES

# DANE COUNTY RHS ROLE AND TARGET STRATEGIES

## **Coordination of RHS Implementation:**

- 1. Support RHS Exec/Implementation Committee meetings, TBD**
- 2. Communication on RHS activities**
- 3. Metrics, annual evaluation survey**
- 4. Contract manager for county funded RHS strategies**
- 5. Educational programming support, technical assistance**



# DANE COUNTY RHS ROLE AND TARGET STRATEGIES

- **County website for housing resources – One stop shop**
  - **Planning Division, Housing Access and Affordability Division**
- **Feasibility study for construction workforce expansion –**
  - **Planning Division**
- **Expand Habitat for Humanity housing – reconsideration?**
  - **15 units a year, \$50-70K per additional unit**
  - **Matching program with county, private sector?**
  - **Density bonus to new developers for providing lots to Habitat?**
  - **Additional unit target?**



# DANE COUNTY RHS ROLE AND TARGET STRATEGIES

**New – Since May HAC meeting!**

## **Best Practices Zoning Update Guide**

### **Private Sector Initiative “100 Bucks for Housing”**

- **Annual Campaign to Support Workforce Housing (existing non-profit recipients), tax deductible**

### **Countywide Public Information to educate residents about the housing crisis and how to solve it - new partnership opportunity!**

- **Phase 1 - Communications Plan**





# PARTNER GROUP TABLE DISCUSSION

# STRATEGIC PARTNER GROUP DISCUSSIONS



**Please join a table for one of the following Partner Groups:**

- 1. Cities/Villages**
- 2. Towns**
- 3. County/Residents**
- 4. Developers**
- 5. Non-Profits**
- 6. Private Sector**

# BREAK



# OPEN HOUSE DISCUSSION

# Q+A DISCUSSION

**Have a question? Any comments? Let's discuss!**



## **REGIONAL HOUSING STRATEGY: HAC MEETING #9**



# THANK YOU!

**HAC Meeting #10 | Lussier Family Heritage Center  
July 26, 2023 (6:30 - 8:30 PM)**