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Report to:  Dane County Health and Human Needs Committee, Dane County Department of Human Services and Dane County Planning and Development Department.
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Housing Needs Assessment
Dane County and Municipalities

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In preparing this report, the author was aided by a team of graduate students in his Housing Policy class who worked to compile the HUD data used in the report: Michael Beale, Jimmy Camacho, Tzu-Hsuan Chung, Marty Hagedorn, Phineas Hanson, Geoffrey Hartnell, Ellen Hildebrand, Sunghee Moon, Angela Puerta, Haopu Rao, Dayna Sarver, Yuhan Wang, and Emily Warren. They were a great team and represent the best of Wisconsin graduate students from many departments!

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Major changes from August 2014 draft: An earlier draft over-estimated the number of cost-burdened renter households by over 5000 households because we had not removed college students from the Madison numbers. This update fixes that problem. This update also adds building permit data updating construction activity through the end of 2013 (Table 5.1B), vacancy rates of existing rental housing from MG&E (Table 5.6), the relationship between selected employment categories and affordable workforce housing (Table 1.3), a map showing federally assisted housing locations in Dane County (Appendix), and a discussion of municipal tools for affordable housing (Section 12).

Author bio: Kurt Paulsen, PhD, AICP is an Associate Professor of Urban and Regional Planning at University of Wisconsin – Madison, where he teaches, researches and consults in the areas of housing policy, land use planning and public finance. He holds Master’s degrees in agricultural and applied economics and policy and public administration from UW-Madison and a PhD in urban planning and policy from Rutgers University. His academic research has been published in top academic journals including Land Economics, Regional Science and Urban Economics, Urban Studies, Journal of the American Planning Association, and Housing Policy Debate. He is a former zoning board member and regional plan commissioner in Pennsylvania, and is currently a member of the Middleton Workforce Housing Committee. He is also currently an economic impact consultant to WHEDA, the Wisconsin Housing and Economic Development Authority.