



# Dane County Housing Initiative (DCHI)

## Housing News

December 2018, Volume 3, Issue 2

**Partnering to promote business retention, a stable workforce and ensuring all Dane County residents have a place they can call home!**

## Dane County Housing Crisis Gets a Boost, Three Million Added to the County Housing Fund for 2019

[Get the details here](#)

## 2018 Dane County Housing Summit, Sold Out!

More communities across Dane County than ever are feeling the effects of the housing shortage. How do we know, the 2018 housing summit was sold out! Over 160 residents, elected officials, community leaders, housing stakeholders, and representatives from twelve Dane County municipalities were in attendance.

The meeting kicked off with Executive Parisi and County Board Chair, Sharon Corrigan observing the regional nature of housing and “how one community’s residents were another communities workforce,” noted Parisi. “If we want our employers and residents to stay and thrive, and our communities to prosper, working across municipal lines makes sense, said Corrigan.”

The summit opened with an educational video about the housing gap crisis, ***Minding the Gap: The Housing Crisis in Dane County*** [Video Link](#). Cheryl Batterman, Dane County Area Office on Aging (AAA), talked about the rapidly growing proportion of county residents that are 60 plus. Between 2000-2106 people who are 60 years old and older accounted for 86% of the county population growth; only 24 % of the growth is from those 59 and under. Are we able to meet this housing demand? Case workers also reported an increasing number of stories from seniors experiencing a housing crisis or homelessness. (*cont’d, page 4*)

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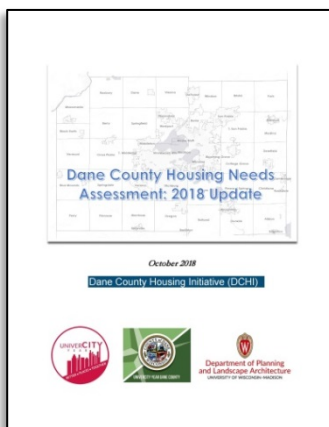
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## County Housing Gap Grows Mostly, New Report Shows

The Dane County Housing Needs Assessment, 2018 Update, by Kurt Paulsen, Ph.D., builds upon the first edition Housing Needs Assessment: Dane County and Municipalities, 2015. The report finds there are currently 13,050 lower-income households in Dane County paying more than 50 percent of their incomes in rent, an increase of 2,765 units or 26.9 percent from 10,285 in 2010. In addition, while the number of households that are extremely cost-burdened and making less than

50 percent of the area median income has increased by at least 1000 units, the percent of these households out of total households has declined. The full report and facts sheets will be available January 28, 2019. Stay tuned.

## ***Where Did All The Money Go? 2018 Funding News***

### **County Housing Fund Distributes 4.8 Million**

The following funds were awarded: **\$300,000** to Gorman & Company to partially fund 55 units on Main Street in Sun Prairie. Section Eight tenants, veterans and moderate- to low-income persons will be targeted. **\$403,200** to Stone House Development to partially fund an 80-unit building at 134 S. Fair Oaks Ave. in Madison. Moderate to low-income veterans are the target market. **\$1,043,963** to support the “Valor” development from Gorman & Company on county-owned property on East Washington Avenue which had once been eyed for a homeless day center. The 59-unit development includes space for Dryhootch, a veteran’s service agency. **\$591,346** to MSP to partially fund a 112-unit development on Cottage Grove Road in Madison. Ninety-five of the units will be targeted to lower-income residents. **\$403,513** to Common Bond to partially fund a 54-unit building on Tree Lane in Madison. The project is targeted toward seniors and veterans. **\$34,352** to the partnership of Mirus & Movin’ Out to partially fund a 70–unit development on Acewood Boulevard in Madison. The target market will be vets and developmentally disabled persons. **\$397,134** to J.T. Klein to partially fund a 73-unit building on Fish Hatchery Road in Fitchburg. The project is aimed at persons 55 and older with 15 units reserved for vets or those with permanent disabilities.

**Don't Miss It!**

**Workforce Housing and Development Workshop**

**City of Middleton**  
**Thursday, Feb. 7, 2019**  
**2:30 – 4:30, City Hall**  
**Elected officials, residents, beginners welcome!**

*See page 5 for details*

### **County CDBG & HOME Distribute 1.6 Million For Housing**

In 2018, \$544,000 was awarded for down payment assistance helping approximately 25 families; \$600,000 in new rental construction, \$300,000 to JT Klein for Limestone Ridge in Fitchburg, and \$300,000 to WI Partnership for Housing Development for a four unit development in Stoughton - the Housing Advocacy Team of Stoughton (HATS) originally planned the project and is a continuing partner; and \$260,000 for major home repair and \$210,000 for minor home repair - in 2017, approximately 41 households were assisted, but each year varies.

### **Madison Provides 6.8 Million for New Affordable Workforce Housing in 2018**

The City of Madison recently awarded its 2018 Affordable Housing Funds for proposals seeking 2019 Low-Income Housing Tax Credits from WHEDA. The City awarded four projects over \$4.8 million in Affordable Housing Funds and nearly \$2 million in federal HOME funds to construct 310 units of affordable housing (355 total units). In 2018, over 140 units of affordable housing opened across three projects downtown and on the City’s south and west sides. Two AHF-funded projects began construction in 2018 and are expected to open for occupancy in 2019. These two projects will add an additional 104 units of income-restricted housing to Madison’s housing market once complete.

### **Nine Communities Receive WHEDA’s First WI State Tax Credit Awards**

6.6 million in funding for affordable workforce housing was distributed to nine communities across Wisconsin. The new 4% state tax credit prioritizes communities of 150,000 or less. When developers who win these awards combine them with the federal 4% tax credit, they are able to build affordable workforce housing. 2018 recipients

include Chippewa Falls, Eau Claire, Fitchburg, Green Bay, Pleasant Prairie, River Falls, Sheboygan and Superior, read the details [here](#).

## Dane County/UW Partnership, UniverCITY Housing Gap Project Reaps Rewards! *Lisa M. MacKinnon*

The Dane County Board Office was selected as the 2017-2018 community partner with UW-Madison in its [UniverCITY Year](#) Initiative. According to UW, “The community partner identifies projects that would benefit from UW-Madison expertise. Faculty from across the university incorporate these projects into their courses with graduate students and upper-level undergraduate students.” The Dane County-UniverCITY project included affordable workforce housing as one of four topics selected by the Executive Committee of the County Board based on County Board priorities and interest in closing the growing housing gap in Dane County. County Board Office staff coordinated with UniverCITY administration, a multidisciplinary group of UW faculty, students, and community stakeholders throughout the project.

Students interviewed experts on land use, economic development, and local affairs throughout Dane County communities in order to obtain local preferences and relevant information from a variety of perspectives. The Dane County Planning and Development Department provided technical assistance as well as a geographic information system (GIS) analysis of theoretical sites based on best practices siting criteria for workforce and senior housing, and local comprehensive plan guidelines.

### Save the Date!

Complying with New WI  
Housing Reporting  
Requirements

Wed, February 13, 2018  
10:30 to Noon  
UW Extension,  
Local Gov’t Center

*See page 5 for details*

### Senior Housing Survey, Development Proposals – DeForest and Windsor

Tom Landgraf’s Residential Health Real Estate class conducted a feasibility study for health-related housing for seniors in the Villages of DeForest and Windsor. The report showed that there were 81 individuals in need of senior living facilities in 2017, and by 2022 the need will increase by 20%, and will rise significantly thereafter. The class provided two proposals for future senior living developments based on the senior survey responses. See “Housing for Aging Residents: Proposals for DeForest and Windsor” at <https://univercity.wisc.edu/danecounty/>

### DC Cities and Villages Reviewed for Workforce, Senior, Housing

**Development** Professor Jaime Luque’s Urban and Regional Economics Real Estate class selected sites in Oregon, Fitchburg, Waunakee, Sun Prairie, Cross Plains, DeForest, Middleton, McFarland, Verona, and Madison. Students analyzed the feasibility of each site, and built a financial model, and pro-forma. The reports show which sites had potential and what they would need to be successfully developed. The development proposals targeted affordable

workforce housing for families, disabled residents, seniors, and homeless individuals.

**Housing Development and Sustainability** - Professor Jim LaGro’s Urban Design class designed sites based in Middleton, Monona, Mt. Horeb, Madison, DeForest, and Windsor that had been deemed feasible for affordable workforce housing based on the analyses conducted by the Fall 2017 Real Estate students. The students presented diverse proposals for affordable senior and family infill housing with an eye toward sustainability, workforce and employer needs, and community engagement. LaGro’s class also developed [Guidelines for Affordable and Workforce Housing in Dane County](#) that addresses the different needs of towns, villages, and cities.

Professor Andrea Hicks' **Environmental and Sustainability Engineering** class prepared impact analyses of sustainable home systems and features. The report and resulting posters look at the feasibility and relative effectiveness for saving resident income using solar, wind, insulation, and ventilation systems for application to affordable workforce housing.

The findings, reports, guidelines, and posters generated through this project have stimulated conversation in Dane County communities, increased awareness about the workforce and affordable housing needs of Dane County employers and residents, and provided Dane County communities, housing authorities, and other affordable workforce housing stakeholders with additional helpful information and resources to address the countywide housing gap in ways that meet the communities' individual needs and plans. See this link for all classes, project reports, and materials: <https://university.wisc.edu/danecounty/>.

UW students gained valuable experience through their research and presenting their findings to their peers, Dane County, and in a few cases local communities. Many students eyes were opened with this work, and may go onto become real estate and workforce housing developers and local decision makers. Several county staff and UW partners have continued to work together to advance efforts to close the housing gap, recently teaming up on a grant proposal for Dream UP, a new initiative by Schmidt Futures.

## Community News

**Mount Horeb** is launching a new effort to develop recommendations for workforce and affordable housing. The initiative is being led by a partnership between the Village of Mount Horeb and the Mount Horeb Economic Development Corporation, and is expected to start in January 2019.

The **Oregon Housing Coalition** has developed a new housing fact sheet, and will be presenting to the Oregon Plan Commission in January 2019 about their current housing needs, and possible next steps.

**Sun Prairie** is working with MSA on their Comprehensive Plan and utilizing this process to update their goals, objectives and recommendations in the housing chapter to reduce Sun Prairie's housing shortage for residents, workers, seniors and the disabled.

In August 2018, the **Village of Waunakee** created the Waunakee Housing Task Force, "to gain a full understanding of the existing housing inventory in Waunakee, identify areas of realistic housing need in which the Waunakee housing marketplace ought provide supply, and craft potential policy modifications for consideration by the Plan Commission to address the identified needs." To find out more, [visit here](#).

### **[Housing Summit cont'd from page 1](#)**

Byron Bishop, City of Madison, Department of Civil Rights, Equal Opportunities Division, explained what fair housing is, and its goal of having individuals live and work free from discrimination. He reviewed the protected classes, and discussed his three pronged work group strategy to understand how fair housing can be supported through community development policies and goals, housing accessibility and new construction, and eviction and conviction experiences. 2018 is the 50<sup>th</sup> year of fair housing legislation, [see his presentation here](#).

Highlights from the Dane County Employer Workforce Housing survey found substantial interest in workforce housing. Over one-third of employers that responded to the survey, approximately 25, feel that more workforce housing would reduce employee turnover. Over 50 percent of all employers expressed interest to know more about workforce housing.

Seventy-five percent of employers surveyed felt their turnover was about average, or lower when compared to the last five years; and, 25 percent of the employers surveyed saw their turnover increase when compared to the last five years, none of these employers had access to transit

The idea of housing as a regional issue came into greater focus during the featured panel, moderated by Mayor Paul Esser of Sun Prairie. The panel showcased six communities including Mount Horeb, Oregon, DeForest, Fitchburg, and Sun Prairie talking about their work addressing the housing gap. Needs for affordable senior housing, or wanting their kids to be able to live closer to home were discussed. Some communities are just starting their efforts, and others shared their successes and the importance of providing housing for the workforce, and their employers. Some talked about life-long residents being forced out because of increasing taxes with no other housing options within the community to move into, others had difficulties within their own communities and resistance to addressing the housing crisis. One attendee asked the question “if we are all working on housing, maybe there is a way we can talk or work together, learn from each other?”

Another important question came up centered around how we can make our work more equitable and inclusive, and how we need to develop those skills as housing stakeholders. Numerous speakers presented on a wide range of other housing topics including communications, transportation and housing and new partnerships – all summit presentations and reports can be found here at [the DCHI website](#).

## ***Upcoming Housing Meetings, Seminars!***

**NEW** - City of Middleton is hosting a new workshop for Dane County elected officials, residents, and housing stakeholders, and you're invited! Thursday, February 7, 2:30-4:30 Middleton City Hall. Please RSVP to Abby Attoun, [aattoun@ci.middleton.wi.us](mailto:aattoun@ci.middleton.wi.us)

**Workforce Housing and Development Workshop** - The housing crisis effects all communities in Dane County. Many of us have never seen a workforce or affordable housing development. How these developments come to fruition, and where the funding comes from is also a mystery. Join the City of Middleton on a tour of one of Middleton's new workforce housing developments. Afterwards participants will sit down with local leaders in an informal setting, as they walk through the steps to development, and how these projects are financed. Please come, share what you know, ask questions, meet new people, and learn something new. Beginners welcome!

**NEW** - **Complying with the New Housing Report Requirements Wed., February 13, 2019, 10:30 am – 12:00 noon**

Affordable housing is a critical issue for communities across Wisconsin. During the last legislative session, the Wisconsin Legislature passed 2017 Wisconsin Act 243 to address housing affordability. Act 243 requires that by January 1, 2020, cities or villages with a population of 10,000 or more must prepare two reports: the first on the implementation of the housing element of the community's comprehensive plan and the second on the community's residential development fees. This program covers the legal requirements as well as tools and approaches available to communities to prepare the reports.

*Presented by Kurt Paulsen, PhD, AICP, and Brian Ohm, JD, Department of Planning and Landscape Architecture, UW-Madison.* To register on line [click here](#) or by phone call 608-262-0810.

[To learn more about the new WI Act 243 legislation, please follow this link.](#)

**New** Collaborative for Affordable Housing presents A Home for Everyone conference, July 17 and 18, Eau Claire WI. [Don't miss it!](#)

## ***Media, Resources and Other Housing News***

**The Dane County Housing Initiative (DCHI) Steering Committee** met on November 16 to debrief about the summit and discuss next steps, [meeting notes here](#). If you are interested in joining the DCHI Steering Committee, please send an email to Olivia Parry, Sr. Planner at [parry@countyofdane.com](mailto:parry@countyofdane.com).

**Enterprise Community Partners - Piecing it Together** – is a very helpful discussion on how to understand, discuss and communicate the issues and need for affordable and workforce housing. It provides great examples of good messaging vs. unproductive messaging, and includes discussions about how to include race and equity in the housing conversation, [read it here](#).

**Sun Prarie Star – The Push for Affordable Housing, November 10, 2018** – [read it here](#).

**National Association of Counties (NACO) Future’s Lab – Housing Connections: Promoting Affordability Through Community Engagement**. Check out a discussion at the affordable housing forum at the [2018 NACO conference](#).

**National Housing Coalition Report - Paycheck to Paycheck** provides insights into the ability of working households to afford typical housing in metropolitan areas across the country. The published report highlights the housing affordability challenges of workers in several occupations across 203 metropolitan areas.

**Fair Housing Center of Greater Madison** has been reaching out to housing consumers, social service agencies, community organizations, religious congregations and other groups to ensure Dane County residents are fully aware of their fair housing rights. If you or your community or organization is interested in a fair housing presentation or training, call the Fair Housing Center at 608-257-0853. [To find out more, click here](#).

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***[The Dane County Housing Initiative \(DCHI\)](#)**, is a public-private partnership of residents, elected officials, financial institutions, housing developers, non-profit housing agencies and interested stakeholders. DCHI works to develop a network of information and resources, facilitate communication and learning, and help build strategies that expand housing options in Dane County.*