



# Dane County Housing Initiative (DCHI)

## Housing News

January 19, 2017 Volume 2, Issue 1

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

### New Initiatives

**Sun Prairie Chamber of Commerce** kicked off a new Workforce Housing Committee (WHC) on December 21<sup>st</sup>, 2016. The meeting, hosted by Pan O Gold in Sun Prairie also included representatives from Cabela's, Colony Brands, Forward Management; Dane County Supervisor Bill Clausius (Chair) and Sun Prairie Council Member Mary Charnitz, also participated. The WHC will meet monthly to discuss Sun Prairie's workforce housing needs, and identify potential strategies. Please contact Chamber Director, Ann Smith, to find out more at [annsmith@myfrontiermail.com](mailto:annsmith@myfrontiermail.com), or 608-837-4547.

**2017 Dane County  
Housing Summit  
Thursday, May 18  
9:00-12:00 noon  
Mark Your Calendars!**

DCHI is developing a **workforce housing survey** for Dane County employers to get a better understanding from area businesses about workforce retention and recruitment, and its relationship to housing needs. The workforce housing survey will be distributed locally by interested municipalities, data will be collected in the aggregate. For more information, please email [parry@countyofdane.com](mailto:parry@countyofdane.com).

***Evicted: Poverty and Profit in the American City*** by Matthew Desmond is the 2016-17 UW 's Go Big Read book. Desmond gives voice to the experiences of families whose lives have been impacted by an increasingly untenable housing situation. For more information, [click here](#).

Just released - ***Evicted in Dane County, Wisconsin: A Collaborative Examination of the Housing Landscape***, by UW Professor Revel Sims, et. al. provides detailed analysis of area evictions. The report finds evictions throughout the county have risen substantially, identifying 40,439 eviction court cases since 2000. Eviction is the number one cause of homelessness in Dane County and is costly and destabilizing for residents, schools, and employers. Evictions are impacted by:

- Historically low vacancy rates
- Changes in WI tenant landlord laws making it easier to evict tenants, and
- Development trends toward building higher end housing

The report identifies race as the single most important factor explaining evictions and no resident group is immune to evictions including seniors, young families, single residents, and single parents with children. Stagnant wages and increased housing costs are not only local but national issues that also contribute to the problem.

Public policies are in place in communities through local land use plans, or comprehensive plans, and require communities to “provide a range of housing choices to meet the needs of all residents.” Most Dane County communities, however, are falling far short of these goals.

***Evicted in Dane County, Wisconsin: A Collaborative Examination of the Housing Landscape***

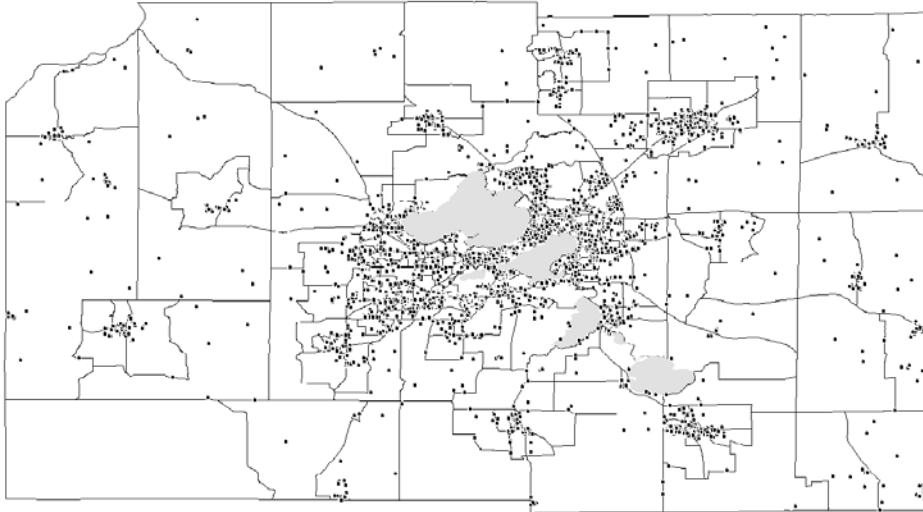


Figure 7. Evictions  
2000-2016.

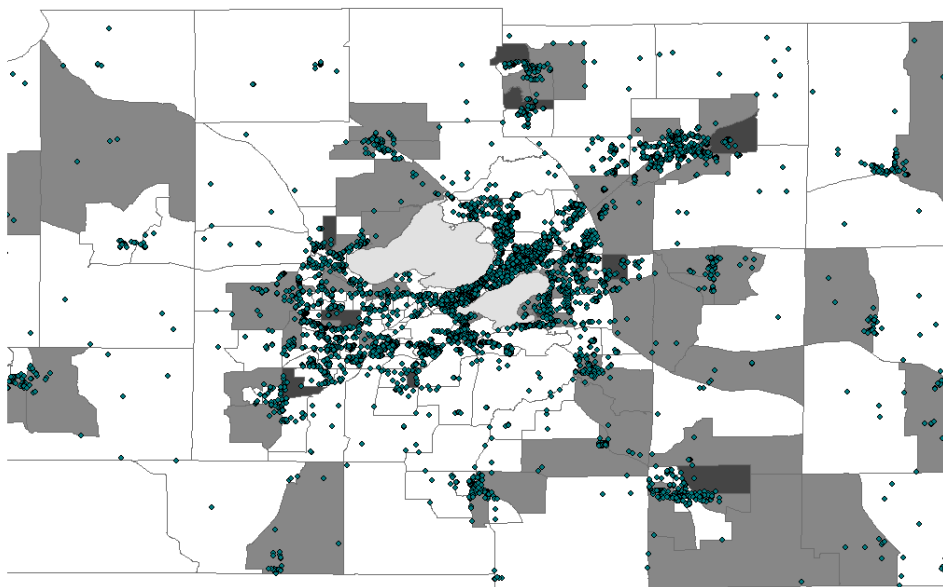


Figure 11. Elderly evictions.  
US Census, 2010.



*The report is a public-private partnership between UW, Urban and Regional Planning and the non-profit organization Tenant Resource Center.*

For the full report, please go to: <https://uwmadison.app.box.com/v/EvictedInDaneCounty>.

## New Housing Around the County

### Sun Prairie - Development Agreement Approved for Redevelopment of Vacant Main Street Building for Workforce Housing and Retail

On December 6<sup>th</sup>, The City of Sun Prairie approved a development agreement with TMA Land, Inc. to provide up to \$2.5 million in TIF assistance for redevelopment of the site located at 1120 W. Main Street. Financial assistance is being provided by the City to offset redevelopment costs associated with demolition of the current vacant building, environmental remediation, restoration of the wall shared with the adjacent property owner, and underground parking.

The project itself includes a 74-unit multi-family apartment building with 50% of the units being reserved for workforce housing, with the remainder of the units being rented at market rate. Workforce housing is defined as units dedicated to individuals or families at 60% of the median income for Dane County. Dane County Area Median Income (AMI) is \$83,900 for a family of four. The project will also include 5,000 s.f. of commercial retail space fronting Main Street.

DCHI is a public-private partnership of residents, elected officials, financial institutions, housing developers, and non-profit housing agencies, coordinated by Dane County. DCHI works to bring people, information and resources together, facilitate communication and learning, and help build strategies to expand housing options that help close the [housing gap](#).

### Middleton - New Senior and Grand-family Housing Units

Oak Ridge Apartments in The City of Middleton has received approval from the City Adjacent to Meadow Ridge Apartments (under construction) on Lisa Lane and will create 83 new senior housing units with 70 of those units reserved for residents at or below 60% of the area median income. At least 16 units will be set aside for tenants with disabilities or veterans who require supportive services.

The 16 units will offer placement and supportive services in partnership with the Dane County Housing Authority and Community Action Coalition of Southern Wisconsin. Nine units will be designated for extremely low income individuals earning no more than 30% of the area median income. Additionally, the project will contain eight three-bedroom, two bathroom units to meet the needs of the modern “grand-family.” Grand-families are a rapidly increasing family structure in which children live with and are raised by their grandparents, who act as legal guardians when parents are unable to do so. Middleton is partnering with the developer JT Klein and WHEDA which is providing tax credits. The City’s assistance is \$1.5 million of Tax Increment financing (TIF) as well as waiving impact fees of over \$53,000. The units will remain affordable for 15 years.

## Ongoing Efforts

Dane County, together with its project partners the City of Madison, United Way, and Catholic Charities, continues to move forward in its efforts to open a Day Resource Center for individuals and families experiencing homelessness.

The County has secured an operator for the facility – Catholic Charities. Catholic Charities has served individuals and families in an 11 county region in south central Wisconsin since 1946, regardless of religious,

ethnic, racial or social background, or sexual orientation. Their services include, but are not limited to, mental health counseling, alcohol or drug abuse counseling, family counseling, and services for older adults.

The City of Madison's Plan Commission also unanimously approved the County's application for a conditional use permit for the proposed Day Resource Center site at 615 E. Washington Ave. at its December 12<sup>th</sup>, 2016 meeting. This critical approval will allow the County to move forward with renovations to the site, with an anticipated opening in the Fall of this year.

You can view the County's conditional use permit application, which contains proposed operations and a floorplan of the building, [here](#):

**Organization Profile – Home Buyer's Round Table (HBRT) of Dane County** is a collaboration of housing industry representatives that promote home ownership through education and counseling to low and moderate income families. HRBT believes homeownership increases family stability and financial security, stabilizes and strengthens communities and neighborhoods, generates jobs and stimulates economic growth. To find out more about their services and programs, check out their website at [www.homebuyersroundtable.org](http://www.homebuyersroundtable.org), or contact Kathy Kamp at [kathykamp@wphd.org](mailto:kathykamp@wphd.org).

**Fair Housing Center of Greater Madison** is part of an outreach campaign called *Your Move, Your Choice* – and they have 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 learn more about fair housing at HUD, click here.](#)

## **Resources and information**

[The Cost of Affordable Housing](#) – A primer on creating below market rate housing from the Urban Institute.

[A Home for Everyone Annual Conference, July 19-20 Appleton, WI](#)

[VIDEO presentation by Professor Revel Sims and UW Business School Students on Eviction and Housing Solutions in Dane County.](#)

**Please feel free to share the DCHI Housing News with community members and other interested stakeholders!**

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DCHI Housing News will offer periodic updates on current housing efforts, information and resources. To find out more about housing or the Dane County housing gap, please visit the [Dane County Housing Initiative](#).