



Dane County Housing Initiative (DCHI)

Housing News

May 2018, Volume 3, Issue 1

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

New Film! Minding the Gap: The Housing Crisis in Dane County

A great introduction to Dane County's housing supply gap – the impact on residents, workers, communities and our economy. Find out why it's happening and what can be done - hear from seniors, communities, a developer and businesses in Dane County.

[WATCH NOW - link to the video here](#)

Local Government Housing News

3\$ Million Available in Dane County Housing Fund, 2018 RFP Just Released!

The 2018 County Capital Budget included \$3 million in the Affordable Housing Development Fund. Additional funding of \$599,865 from previous budget allocations is available in 2018 for a total of \$3,599,865. The 2018 budget provided that up to \$1 million be targeted for project proposals submitted by the **Dane County Housing Authority**. This RFP is designed to forward the goal of Housing First. Housing First centers on providing homeless people with housing quickly and then providing services as needed. In addition to homeless, targeted populations include very low income families, persons with arrest and conviction records, the elderly, individuals with disabilities.

[RFP Deadline 2:00 pm, June 6, 2018, link to RFP here.](#)

Dane County Partnership Provides Housing to Veterans, Families, Homeless

Valor on East Washington – In a competitive bid process, Dane County chose a local developer, Gorman and Co., to develop the former Messner site, a county owned property on East Washington. The mixed-income development will include 64 units of below-market and market rate rents with 2 and 3 bedrooms targeting families. The development will house mostly veterans and their families, but will also include housing for homeless. The project is unique in its partnership with Dryhootch, a Madison based non-profit that works to help veterans reconnect to their community.

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There are 28 thousand veterans in Dane County, and soon those who struggle to find housing will be able to lease affordable units at the former Messner site on East Washington. “Veterans and their families have given so much to our country, we owe it to them to help them when they come home,” said Dane County Executive Joe Parisi. “This facility will be the largest of its kind in the country and provide veterans and their families with much needed affordable housing and support.”

Dryhootch is currently in an 1800sq foot space on University Avenue; this new space in the first floor of Valor on Washington will increase their programming space 5 fold. The new programming space will include a coffee shop open to the public, workout facilities, group areas for writing, art and support groups, a mechanic shop, training spaces and video game areas.

"We're ecstatic. We're really excited about this whole project. We're talking about 18,000 ft.² for veterans' families." Dryhootch Director Otis Winstead said. Dryhootch is a place where veterans can gather informally in a coffee house, in a drug-and-alcohol-free environment.

Village of Oregon creates New \$485,000 Workforce Housing Development Fund

Village Administrator, Mike Gracz reported that on March 19, 2018 the village closed TIF #2 on the NW side of the Village near the business park, using the final year of the TIF to create a new housing fund for the village to help them address the housing gap in Oregon. There is a high need for more senior housing, especially, in Oregon. “Using some of those funds to help develop senior housing is one of the communities first priorities; some of our seniors are still working, while others are retired and we want to make sure everyone has a place to live and still afford the basic necessities,” says Gracz. To help lead their housing initiative, Oregon plans to hire an additional planner in 2019.

McFarland Plan Commission Discusses Housing Options

The Village of McFarland plan commission held a meeting on February 19, 2018, and one topic of discussion was their lack of affordable/workforce housing. Several concerns shared at the plan commission meeting included being overrun by expensive housing, that their children were not able to afford living in McFarland, and that they are starting to see families double up in the same housing unit. For more information on that meeting, please see the [Plan Commission Minutes, 3/19/18](#), [or the McFarland Thistle](#).

**A Home for Everyone WI
Statewide Housing
Conference**

**July 17-18, Hyatt Regency,
KI Convention Center,
Green Bay, WI**

[Register here](#)

Three Dane County Communities Conduct Housing Assessments

Three communities in Dane County conducted housing studies including the [City of Verona](#), [Village of Waunakee](#), and most recently the [Village of Mt. Horeb](#). Studies each had their own scope, but in general provide an assessment of their housing stock and housing trends including demand and demographics. If you would like to learn more about, please contact their local planning staff or administrators.

Middleton, WI - Two New Housing Developments In the Works

Oak Ridge Apartments is now under construction just west of Meadow Ridge Apartments. The development features 83 units of workforce housing, 70 of which will be affordable to seniors and senior led “grand families” with incomes of not more than 60% of area median income. The City’s developer-financed TIF assistance of about \$2.1 million, coupled with WHEDA tax credits, is supporting the construction of this \$8.7 million project, increasing the value of the property from just over \$500,000.

Stagecoach Apartments was recently approved by the Middleton Common Council, a beautiful new mixed-income multi-family development on Century Avenue across from the Stamm House will feature 46 units, 10 of which will be affordable to persons/families at or below 60% of area median income. The almost \$7 million project will increase the value of the property from its current amount of approximately \$500,000. The City’s TIF assistance for the development is estimated to be \$2.3 million.

Madison Adding Three New Mixed-Income Housing Developments in 2018, Uses Fee Waivers to Incentivize Development

Madison expects to have three new affordable housing projects completed in 2018. Two of the projects are mixed-income developments funded through the City’s Affordable Housing Initiative, and one will be a Permanent Supportive Housing for families experiencing homelessness. The three developments will add 143 units of housing for lower-income residents to the City’s housing inventory. One of the projects, [8Twenty Park](#), is currently accepting applications for its market-rate and income-restricted apartments.

In addition to its Affordable Housing Initiative, the City has been able to further incentivize the development of income- and rent-restricted housing by implementing its Park Fee Waiver Certification process. This impact fee waiver applies to projects that commit to building new housing units (at or below 60% CMI) and execute a 30-year deed restriction. The City has certified park fee waivers for over 500 units of affordable housing since the new ordinance went into effect on January 1, 2017.

The City is in the process of reviewing its criteria for this year’s Affordable Housing Initiative RFP, and anticipates publishing the RFP early summer for projects applying for 2019 LIHTCs.

WI State Government Housing Updates

State Legislature Passes New Housing Tax Credit Legislation

AB 869 creates a new Wisconsin housing tax credit program to be administered by WHEDA. Workforce and affordable housing developers will be able to access these tax credits to develop new mixed-income housing, priorities are given to communities with a population of 150,000 or less. Annually, there will be \$7,000,000 million available for the state tax credit. These new developments would be required to remain mixed-income for 30 years. A qualified development is one that is qualified for the purposes of the federal low-income housing tax credit, located in Wisconsin and financed with tax-exempt bonds. The new tax credit will help to generate approximately 1,000 to 1,400 housing units statewide, as well as thousands of construction jobs and new local tax base. [Contact WHEDA](#) for more information.

New Act 243 Focus on Housing Costs, Requires Municipalities to Submit Annual Detailed Housing Affordability Reports Starting January 1, 2020

Act 243 includes changes to a wide variety of policies related to housing and land use with at least two notable additions related to workforce housing. One such addition includes raising municipal levy limits by \$1,000 for each new dwelling unit built on one-quarter of an acre or less that sells for no more than 80% of the municipalities median home sales price from the previous year, additional revenue is restricted to police, fire or emergency medical services. Another new policy requires each WI municipality to provide an annual housing affordability report, starting in 2020, for communities of 10,000 or more. [To learn more about the new legislation, please follow this link.](#)

WHEDA Awards 3.4 million in Tax Credits

Wisconsin Housing and Development Authority awarded more than 3.4 million to seven mixed-income Dane County Projects that will provide housing for a wide variety of county residents including seniors, workforce, disabled and grand families, as well as some homeless. A majority of the units will be for residents making below the area median income (AMI), and a portion will be offered at market rate. The below market units will remain below market for 30 years. One development is located in Middleton, one in Sun Prairie, and the remainder will be in the City of Madison. The developments include Tree Lane Senior Apartments (\$662,230), Oak Ridge Middleton (\$88,120), Main Street Apartments Sun Prairie (\$804,454), Fair Oak Apartments (\$968,838), Normandy Square Senior Apartments (\$59,970), Park Street Supportive Housing (\$813,256), and Union Corners Grand Family (\$80,969).

ACT 265 - New Legislation Requires WI Housing Authorities to Determine Resident Employability, Whether or Not Residents Using/Abusing Controlled Substances

A new law is requires WI housing authorities to conduct employability and, drug and alcohol screening and supportive services to all their residents. According to the law, the housing authority can require screening if there is a suspicion of substance abuse. If a resident is found to have a problem with controlled substances, the housing authority is required to offer treatment opportunities to the residents. Read about the legislation here, [ACT 265](#).

Media, Resources and Upcoming Meetings!

Affordable Housing Finance - [U.S. Has Gap of Over 7.2 Million Affordable and Available Rental Homes](#)

McFarland Thistle - [McFarland, County Lack Affordable Housing - Link to the article can be found here.](#)

Waunakee Tribune – [Study Fewer Young Adults in Waunakee, Homes Pricier.](#)

Save the Date!

**4th Annual Dane County
Housing Summit**

**Thursday, October 25,
2017**

**Alliant Energy Center
9-12 noon**

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.

May 10, 2018 - City of Sun Prairie Chamber of Commerce Annual Member Meeting featuring speakers on workforce housing. The chamber meeting will be from 8:00 am – 9:00 am, Summit Credit Union, 1333 West Main St. Sun Prairie.

Register Now - A Home for Everyone – Statewide Housing Conference, July 17-18, Hyatt Regency, KI Convention Center, Green Bay, WI – [Register here](#)

SAVE THE DATE - [Dane County Housing Summit](#), Thursday, October 25, 2018 Alliant Energy Center, 9-12 with networking lunch to follow.

The Dane County Housing Initiative (DCHI) Steering Committee met on April 5, 2018 to share planning and development updates, meet new DCHI members and brainstorm about the 2018 Dane County Housing Summit, please see 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. Meeting notes attached.

The Affordable Housing Action Alliance (AHAA) is conducting planning and outreach activities to raise public awareness about the housing gap and share communication strategies around affordable housing. AHAA is also developing and hosting training opportunities to provide information and skills to make it easier for people to get involved in affordable housing education and outreach. If you are interested in getting involved with AHAA, visit their Facebook page (<https://www.facebook.com/madisonahaa/>). All are welcome to meetings on the first Wednesday of each month at the Tenant Resource Center, 1202 Williamson St., 4:30 pm. The next meeting is on Wednesday, June 6, 2018.

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 learn more about fair housing at HUD, click here.](#)

***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.*

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](#).