

DCHI SC Meeting Agenda

Thursday, May 13, 2021 – 3:00 pm

Zoom link: <https://us02web.zoom.us/j/86813487144>

Meeting Participants:

Joanna Cervantes, Dane County Community Development; Jenna Wuthrich, Dane County Community Development; Heidi Wegleitner, Supervisor, Dane County; Bob Wipperfurth, DCCVA, Village of Windsor; Mike Davis, City of Middleton; Kurt Paulsen, City of Middleton; Byron Bishop, Dept. of Civil Rights, City of Madison; Matt Frater, MSA Services; Steve Hanrahan, Habitat for Humanity; Ethan Tabakin, City of Madison; Nina Gregerson, Public Health; Nicole Solheim, Cinnaire; Rebecca Giroux, WHEDA; Kathryn Auerback, Movin Out; Denise Matkya, Project Home; Olivia Parry, Dane County Planning and Development; Brian Driscoll, Madison Gas & Electric

Introductions and housing updates

Joanna Cervantes, Dane County's new CDBG Program Specialist works in the Housing Access and Affordability Division. They are releasing 10 CDBG/HOME RFP's on 5/17, link found here: <https://www.danepurchasing.com/bids>. Additional dollars will be released later this year for American Rescue Funds. CDBG/HOME program RFP training video on 5/14 can be found here: <https://countyofdane.sharefile.com/d-s37b4d2d891c74b3ea16eb82bc12b6edd>. If you have any question about Dane County CDBG or HOME, please contact Joanna at Cervantes.Joanna@countyofdane.com.

Jenna Wuthrich – The County AHDF for 2021 will have seven million dollars available for funding low to-moderate income housing. There will be some additional questions on sustainability, and local engagement that has already happened. The RFQ is being issued as an application instead of an RFP the week of June 21, due end of July or early August; **Ethan Tabakin** – City updating eligibility map for the housing fund, working with planning to make sure the fundamentals are in place aka no roads are being planned that conflict with targeted development areas! (per the city process, they invite developers to meet with them to introduce their developments and begin discussion about the projects they will bring forward, prior to formal proposal process); City AHDF team will meet with the whole planning, community and economic development team to review criteria, troubleshoot, before release; **Nicole Solheim** met with ACRE program graduates (new and emerging developers) to learn about a new single family proposal they have for South Madison, Olivia also met with them, ACRE is part of an effort out of UW Milwaukee, and now LISC, to support emerging developers and increase the pool of developers beyond the more traditional profile; **Mike Davis** – the Kestral is opening on University Ave., formerly an Anthony Grey development taken over by the WI Housing Preservation Corp, total 39 units 80% AMI, 8 for 60% AMI or less, Trotta, 124 LMI units income limits restricted for 15 years, vacancy rate 1.7% in Middleton, extremely low; **Supervisor Wegleitner**, District 2, County Board processing and receiving input on American Rescue Plan Act, County receiving 106 million as part of ARP, Executive is proposing 13 million for rehousing for people who are living in county funded shelters, that would be 60 families, 235 individuals, how can we pool funds, collaborate with each other, to address homelessness,

also eviction moratorium under attack, likely ending in June; County also getting 45 new emergency housing vouchers to the Dane County Housing Authority, 69 to Madison for people at imminent risk of homelessness; **Rebecca Giroux, WHEDA** announced tax credit awards – Dane County received financing for a total of 633 new units; Madison 4% state tax credits awards for four different development projects, and one 9% development; McFarland and Sun Prairie each had developments that received 4% state tax credits; Middleton received 9% tax credit award for one development. New in this year, eighteen out of 33 awards were given to emerging developers with 24% interest in the development project; finishing up supportive housing webinar series. Affordable Housing Trust Fund additional funds 2020 or 2021 tax credit award recipients to add more units, 30% or below units, to their developments, applications due June 11. **Steve Hanrahan**, Town Hall Crossing subdivision will take next step in building homes in the next month or so - 114 housing units total, 48 for Habitat families that are 30-60% AMI, near intersection of Highway Drive/19 and Town Hall Drive. **Byron Bishop** new discrimination complaint case tracking systems software is now live, public can access our new [housing discrimination portal](#) and will be able to be viewed in five languages, can report and track housing discrimination complaints; working with HUD to become a substantially equivalent agency so City EEOC can investigate complaints expected to be in place by end of year. EEOC is working with other municipalities in WI to combat housing discrimination issues to impact legislation at the state capital, they feel that individual municipalities bringing issues individually don't get attention, so working together the EEOC feels it might have more impact working across the state, together; annexation of the City of Madison means the City will receive five to six thousand residents, 80% of whom will be renters, and they have wanted access to EEOC to help them with discrimination issues, trying to figure out how to get ahead of that; **Denise Matkya** continuing to work on home repair in Darbo Worthington and Allied Drive, hiring a crew person position for weatherization program; **Bob Wipperfurth** discussed Windsor/Deforest housing study, going through the study through the Windsor Board this month starting at the ground floor level discussing basic terminology and definitions identified in the report to help educate the board, also discussed that it's one thing to create housing for people who need it, but another to create it near shopping and other services that people need is extremely important as well. The other thing that came out of board discussion, Windsor is going to go back and look some of the amounts we pay Windsor employees on the lower end of the spectrum, the Housing Study said it was a certain amount to afford an apartment in Windsor so we are going to go back and adjust the pay of some of our lower paid positions to account for that, think this is the wise thing to do; also identified they have a need for senior housing and updating our comprehensive plan over next 18 months, going to also Olivia will present the Regional Housing Study; **Kathryn Auerback** – Movin' Out creates safe, affordable, integrated housing for people with disabilities, next 12-18 months moving forward with Red Caboose (38 units) on the on East Washington co-locating child care and housing development with some residential preferences for teachers; working on project with [Brandon Rule](#) on S. Park, emerging developer and grad of ACRE program, Rule Enterprises, will house 24k sf grocery store called Luna's; working with Common Wealth Development to develop Ace on Cottage Grove Road (70 units) should be completed by the end of the summer, and Glen Grove in the Village of Cottage Grove (100 units) all mixed-income developments with units for 25% set-aside units for people with disabilities so developments can't be identified as "the place for

disabled people,” also Movin Out doesn’t provide supportive services, and continue their homeownership program and partnership with Project Home; **Joyce Frey**, Fitchburg launched a housing survey to residents and key stakeholders to determine what types of housing they would like to see (size, # of bedroom, condo’s, SF, AMI income target in Fitchburg’s new Rent to Own Pilot Program, sent to Housing Task Force, CED, Plan Commission and Dept. heads in Fitchburg, and consultants, H & A Advisors, are working on modeling for financing structure.

Regional Housing Strategy updates –

Olivia continues to meet with municipalities, regional stakeholders, organizations, and community partners to let them know about the RHS, get their feedback and invite their participation in the RHS process. Fitchburg, Monona, McFarland will request an RHS presentation to their board, council or plan commission prior to the formal invitation to join the RHS Task Force going out to municipalities in December. Stakeholder meetings have been positive and feedback indicates interest and support of the RHS. Key to discussion is that the RHS is not a top-down process where the county is going to tell municipalities what to do, or a create a plan for them, but a process fundamentally acknowledge all that is being done, where communities are at, the differences and uniqueness of each municipality, and the importance of each communities to do what works for them. The RHS build on this understanding, the work that is being done, and asks what’s missing, what are the key issues, what can we do together? The RHS is strategic planning, facilitated by a consultant, where the municipalities and housing stakeholders will create vision for the future of housing, and strategies that they want to work on and work towards together as a region. Olivia reviewed a current timeline for the Dane County Regional Housing Strategy, as well as an overview of the strategy components, process, approach, and methodology. Please see attached.

1. Other items not on the agenda?