

City County Building Employee Complaints

Issues Identified	Solutions
Open Drunkenness and Intoxication	Operating Housing First Programs AODA treatment already laws in place to address this
Baggage and Bedding "clutter"	Operating Housing First Programs Downtown Lockers --> Day Center
Washing Laundry in Public Bathroom Sinks	Operating Housing First Programs Public Restrooms and Laundry more than 2 days a week --> Day Center
Attending to Personal Hygiene in sinks	Operating Housing First Programs Showers --> Day Center
Running Extension Cords creating a tripping hazard	Operating Housing First Programs Access to Electricity --> Day Center
Food Storage attracts mice and bugs	Operating Housing First Programs More garbage cans Place to serve people food --> Day Center
Urinate and defecate not in porta-potties	Operating Housing First Programs Clean the porta-potties more often More porta potties or public restrooms --> Day Center
Blocking the doors	Operating Housing First Programs already a violation of building policy
Panhandling	already laws in place to address this
Long term loitering with no obvious business	Operating Housing First Programs This is a public building. Loitering ordinances are often found to be unconstitutional. --> A welcoming Day Center with amenities may attract people there instead.

**Displacing people won't change the issues or the solutions.
Criminalizing people's need to sleep will add to the issues.
Functioning Housing First Programs and a Day Center are the solutions we need.**

Places Homeless Persons Have Been Kicked Out Of

OCCUPY MADISON

October 2011: Reynolds Park, Madison, WI (City Parks Ordinances)

October 2011: Veterans Plaza, Madison, WI

November 2011: Monona Terrace, Madison, WI (Monona Terrace Rules)

November - May 2012: 800 East Washington, Madison, WI (Camping Permit expired, city refused to renew)

May through Oct 2012: Lake Farm County Park, Mendota County Park, Token Creek Park (County Parks Closed)

Oct 2012: 800 East Washington, Madison, WI (Trespassing)

November 2012: Lake View County Park, Madison, WI (Forcibly Removed by Dane County Parks and Sheriff)

November- March 2012: Token Creek County Park, Burke, WI (County only allowed people to stay til February, deal made to stay til March)

March - May 2013: Kaua Vang's Property on Portage Road (City Zoning Violation)

May 2013: County Parks (Rules changes about number of tents on a site, other threats)

OTHERS

Brenda Konkel and Rob Bloch's Porch (zoning violation)

City Parks (ordinance violation)

Private Property (zoning code violation, city ordinance violation)

Camp Grounds are not legally zoned in the City of Madison

Portable Shelter Ordinance for churches and non-profits doesn't work

Wilson St. car camping (change in parking rules)

SHELTER ISSUES

Men's Shelter after 60 days

Single Women's Shelter after 30 or 60 days

Waiting List for Family Shelter, shelter roulette at Warming Shelter until you get in

No shelter where couples without kids can stay

No wet shelter

Shelter not suitable for some with mental illnesses-- crowded, noisy, insufficient privacy, triggers

People who have been permanently banned from shelter

And Now CCB?

No Legal Place to Go!

Solutions, Solutions and More Solutions

HOUSING FIRST, ZERO 2016

- Checklist for Housing First (3)
 - http://usich.gov/resources/uploads/asset_library/Housing_First_Checklist_FINAL.pdf
- Press Release from Zero 2016 (6)

DAY CENTER

Final Report (Feb 2013)

- <http://www.forwardlookout.com/wp-content/uploads/2014/05/FINAL-REPORTtoHHN2-1-13.pdf>

BACKGROUND INFORMATION

Homeless Systems Map (7)

2013 Annual Report on Homeless Persons Served in Dane County (9)

- <http://www.cityofmadison.com/cdbg/documents/2013DaneCountyHomelessnessReport.pdf>

Point In Time Count (11)

Out of Reach 2015 Report (17)

- <http://nlihc.org/oor/wisconsin>

REPORTS AND ADDITIONAL SOLUTIONS

Advocates memo to mayor (May 2015) (20)

- <https://docs.google.com/document/d/1hJeOtdoEANJrudD3hYJ6EJCZDzikT-VHpCXfKcDiTu0/edit?usp=sharing>

Homeless Services Consortium Legislative Agenda (April 2015) (22)

- <https://docs.google.com/document/d/171xqsCjgqUjTcLnQgnmRchD4UcL8YK9v0D4HBfrDErI/edit?usp=sharing>

County Housing Needs Assessment (January 2015) (26)

- <http://urpl.wisc.edu/people/paulsen/publications/Dane%20County%20Housing%20Needs%20Assessment%20Final.pdf>

Zero 2016 (December 2014)

- End veteran homelessness by 2015
- End chronic homelessness by 2016
- For more info <http://www.danecountyhomeless.org/zero2016/>

City Affordable Housing Report (September 2014) (28)

- <https://madison.legistar.com/LegislationDetail.aspx?ID=1830229&GUID=A6359022-3CC4-4CCD-8DE4-959305316C57>

Dane County Comprehensive Plan (2013 update) (30)

- <http://danedocs.countyofdane.com/webdocs/pdf/plandev/comprehensiveplan/matrices/HousingMatrix.pdf>

- Madison Area Urban Ministry report (July 2012) (35)
- <http://www.emum.org/Reports/MUM%20report%20to%20the%20Dane%20County%20Board%20on%20Alternative%20Occupy%20Sites.doc%20%5BCompatibility%20Mode%5D.pdf>
- Community Plan to end homelessness (August 2011) (39)
- https://www.cityofmadison.com/cdbg/docs/community_plan_to_end_homelessness_final.pdf
- City Housing is a Human Right Resolution (November 2011) (52)
- <https://madison.legistar.com/LegislationDetail.aspx?ID=1075403&GUID=F3511F44-503F-46EC-8ED5-45BF4297F345&FullText=1>
 - Reference materials - (57)
<https://madison.legistar.com/View.ashx?M=F&ID=1774979&GUID=6620F695-6F43-4493-B139-6F1218DB1FD0>
- People's Affordable Housing Vision (58)
- <https://madison.legistar.com/View.ashx?M=F&ID=1774980&GUID=F75C4FBF-F06F-417C-86D0-819E43CCB73C>
- County Housing is a Human Right Resolution (60)
- <http://www.forwardlookout.com/wp-content/uploads/2013/04/res292.clean-2.pdf>
- Poverty Report (November 2009) (62)
- http://pdf.countyofdane.com/commissions/Task_Force_on_Poverty_Report.pdf
- City of Madison Comprehensive Plan (64)
- <http://www.cityofmadison.com/planning/ComprehensivePlan/dplan/v2/chapter4/v2c4.pdf>



United States Interagency Council on Homelessness

Preventing and Ending Homelessness in the United States

The Housing First Checklist: A Practical Tool for Assessing Housing First in Practice

Introduction

Housing First is a proven method of ending all types of homelessness and is the most effective approach to ending chronic homelessness. Housing First offers individuals and families experiencing homelessness immediate access to permanent affordable or supportive housing. Without clinical prerequisites like completion of a course of treatment or evidence of sobriety and with a low-threshold for entry, Housing First yields higher housing retention rates, lower returns to homelessness, and significant reductions in the use of crisis service and institutions.¹ Due its high degree of success, Housing First is identified as a core strategy for ending homelessness in *Opening Doors: the Federal Strategic Plan to End Homelessness* and has become widely adopted by national and community-based organizations as a best practice for solving homelessness.

Housing First permanent supportive housing models are typically designed for individuals or families who have complex service needs, who are often turned away from other affordable housing settings, and/or who are least likely to be able to proactively seek and obtain housing on their own. Housing First approaches also include rapid re-housing which provides quick access to permanent housing through interim rental assistance and supportive services on a time-limited basis. The approach has also evolved to encompass a community-level orientation to ending homelessness in which barriers to housing entry are removed and efforts are in place to prioritize the most vulnerable and high-need people for housing assistance.

As Housing First approaches become adopted more widely, the need for clarity increases around what the Housing First approach entails and how to know whether a particular housing program or community approach is truly using a Housing First approach. Robust tools and instruments are available which can quantitatively assess and measure a housing program's fidelity to Housing First, and recent research has attempted to rigorously evaluate Housing First implementation.² For quick screening, policymakers and practitioners will benefit from this practical, easy to use guide to identify and assess the implementation of the core components of the Housing First approach.

¹ Lipton, F.R. et al. (2000). "Tenure in supportive housing for homeless persons with severe mental illness," *Psychiatric Services* 51(4): 479-486. M. Larimer, D. Malone, M. Garner, et al. "Health Care and Public Service Use and Costs Before and After Provision of Housing for Chronically Homeless Persons with Severe Alcohol Problems." *Journal of the American Medical Association*, April 1, 2009, pp. 1349-1357. Massachusetts Housing and Shelter Alliance. (2007). "Home and Healthy for Good: A Statewide Pilot Housing First Program." Boston.

² Tsemberis, S. (2010). *Housing First: The Pathways model to end homelessness for people with mental illness and addiction*. Center City, MN: Hazelden. The National Center on Addiction and Substance Abuse at Columbia University. (2012). *Unlocking the door: An implementation evaluation of supportive housing for active users in New York City*. New York. <http://www.casacolumbia.org/upload/2012/20121907casahope2full.pdf>

How to Use this Tool

This user-friendly tool is intended for use by policymakers, government officials, and practitioners alike to help make a basic assessment of whether and to what degree a particular housing program is employing a Housing First approach. The tool can be used as a checklist that can be reviewed during a site visit, program audit, or program interview, or as a guide and checklist when reviewing funding applications or reviewing a program's policies and procedures.

The tool is organized in two sections. The first section is a checklist of the core and additional elements of Housing First at the housing program or project level. The second section is a checklist of elements of Housing First at the community-level. Users of this tool should be aware that this tool assesses Housing First adoption along a spectrum, rather than as a simple *yes/no* or *pass/fail*. This tool is also not intended to serve as or supplant a more comprehensive housing and program quality assessment tool, but may supplement or be used in conjunction with such tools.

Housing First at the Program/Project Level

Core Elements:

- Admission/tenant screening and selection practices promote the acceptance of applicants regardless of their sobriety or use of substances, completion of treatment, and participation in services.
- Applicants are seldom rejected on the basis of poor credit or financial history, poor or lack of rental history, minor criminal convictions, or behaviors that indicate a lack of "housing readiness."
- Housing accepts referrals directly from shelters, street outreach, drop-in centers, and other parts of crisis response system frequented by vulnerable people experiencing homelessness.
- Supportive services emphasize engagement and problem-solving over therapeutic goals. Services plans are highly tenant-driven without predetermined goals. Participation in services or program compliance is not a condition of permanent supportive housing tenancy. Rapid re-housing programs may require case management as condition of receiving rental assistance.
- Use of alcohol or drugs in and of itself (without other lease violations) is not considered a reason for eviction.

Additional Elements Found in Advanced Models:

- Tenant selection plan for permanent supportive housing includes a prioritization of eligible tenants based on criteria other than "first come/first serve" such as duration/chronicity of homelessness, vulnerability, or high utilization of crisis services.
- Tenants in permanent supportive housing given reasonable flexibility in paying their tenant share of rent (after subsidy) on time and offered special payment arrangements (e.g. a payment plan) for rent arrears and/or assistance with financial management (including representative payee arrangements).

Quick Screen: Is permanent supportive housing Housing First?

1. Are applicants required to have income prior to admission?
2. Are applicants required to be "clean and sober" or "treatment compliant" prior to admission?
3. Are tenants able to be evicted for not following through on their services and/or treatment plan?

If the answer is "Yes" to any of these questions, the program is not Housing First.

- Case managers/service coordinators are trained in and actively employ evidence-based practices for client/tenant engagement such as motivational interviewing and client-centered counseling.
- Services are informed by a harm reduction philosophy that recognizes that drug and alcohol use and addiction are a part of tenants' lives, where tenants are engaged in non-judgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices.
- Building and apartment unit may include special physical features that accommodate disabilities, reduce harm, and promote health among tenants. These may include elevators, stove-tops with automatic shut-offs, wall-mounted emergency pull-cords, ADA wheelchair compliant showers, etc.

Housing First at the Community Level

- Emergency shelter, street outreach providers, and other parts of crisis response system are aligned with Housing First and recognize their roles to encompass housing advocacy and rapid connection to permanent housing. Staff in crisis response system services believes that all people experiencing homelessness are housing ready.
- Strong and direct referral linkages and relationships exist between crisis response system (emergency shelters, street outreach, etc.) and rapid re-housing and permanent supportive housing. Crisis response providers are aware and trained in how to assist people experiencing homelessness to apply for and obtain permanent housing.
- Community has a unified, streamlined, and user-friendly community-wide process for applying for rapid re-housing, permanent supportive housing and/or other housing interventions.
- Community has a coordinated assessment system for matching people experiencing homelessness to the most appropriate housing and services, and where individuals experiencing chronic homelessness and extremely high need families are matched to permanent supportive housing/Housing First.
- Community has a data-driven approach to prioritizing highest need cases for housing assistance whether through analysis of lengths of stay in Homeless Management Information Systems, vulnerability indices, or data on utilization of crisis services.
- Policymakers, funders, and providers collaboratively conduct planning and raise and align resources to increase the availability of affordable and supportive housing and to ensure that a range of affordable and supportive housing options and models are available to maximize housing choice among people experiencing homelessness.
- Policies and regulations related to permanent supportive housing, social and health services, benefit and entitlement programs, and other essential services support and do not inhibit the implementation of the Housing First approach. For instance, eligibility and screening policies for benefit and entitlement programs or housing do not require the completion of treatment or achievement of sobriety as a prerequisite.
- Every effort is made to offer a transfer to a tenant from one housing situation to another, if a tenancy is in jeopardy. Whenever possible, eviction back into homelessness is avoided.



Homeless Services Consortium

DANE COUNTY / MADISON, WI

MADISON ADVANCES COMMITMENT TO END HOMELESSNESS, VOLUNTEERS AND LANDLORDS NEEDED

CONTACT: Matt Kozlowski, Registry Week Coordinator
(715) 571-1577 - MadisonZero2016@Gmail.com

May 5, 2015

For Immediate Release:

This week, the City of Madison and Dane County Homeless Services Consortium will take the first step in our commitment to Zero 2016—a national campaign to end veteran and chronic homelessness by the end of 2016—by hosting a Registry Week. In order to make this campaign a success, the Homeless Services Consortium is calling for volunteers and landlords to participate in Registry Week.

What is Registry Week?

Registry Week is a process where Madison will work to identify the most vulnerable and at-risk homeless residents in our community and then prioritize them for permanent supportive housing. During Registry Week, outreach workers, service agencies, and volunteers will take to the streets of our community and get as many individuals who are homeless as possible to complete a vulnerability index questionnaire, which will help identify the barriers to housing and specific needs of each individual.

Why is Registry Week Important?

In order to prioritize individuals for housing and identify the needs of our community, we need to identify our homelessness neighbors by name and pinpoint the specific needs of each individual. After we've gathered the information, Madison will begin the work of putting individuals into housing.

"Madison is taking an exciting new approach toward ending veteran and chronic homelessness in our community," said Matt Kozlowski, the Coordinator for Registry Week. "By taking part in Zero 2016, we are finally giving ourselves the tools needed to get to know our homeless neighbors, identify their barriers to housing, and start making strides toward ending homelessness."

Volunteers Needed

"To make Registry Week a success, we need volunteers to help identify homeless individuals, conduct the necessary outreach, and complete the vulnerability questionnaires," said Kozlowski. "While we've already gotten commitments from grassroots organizations, and service agencies, we need as many people to help with this effort as possible."

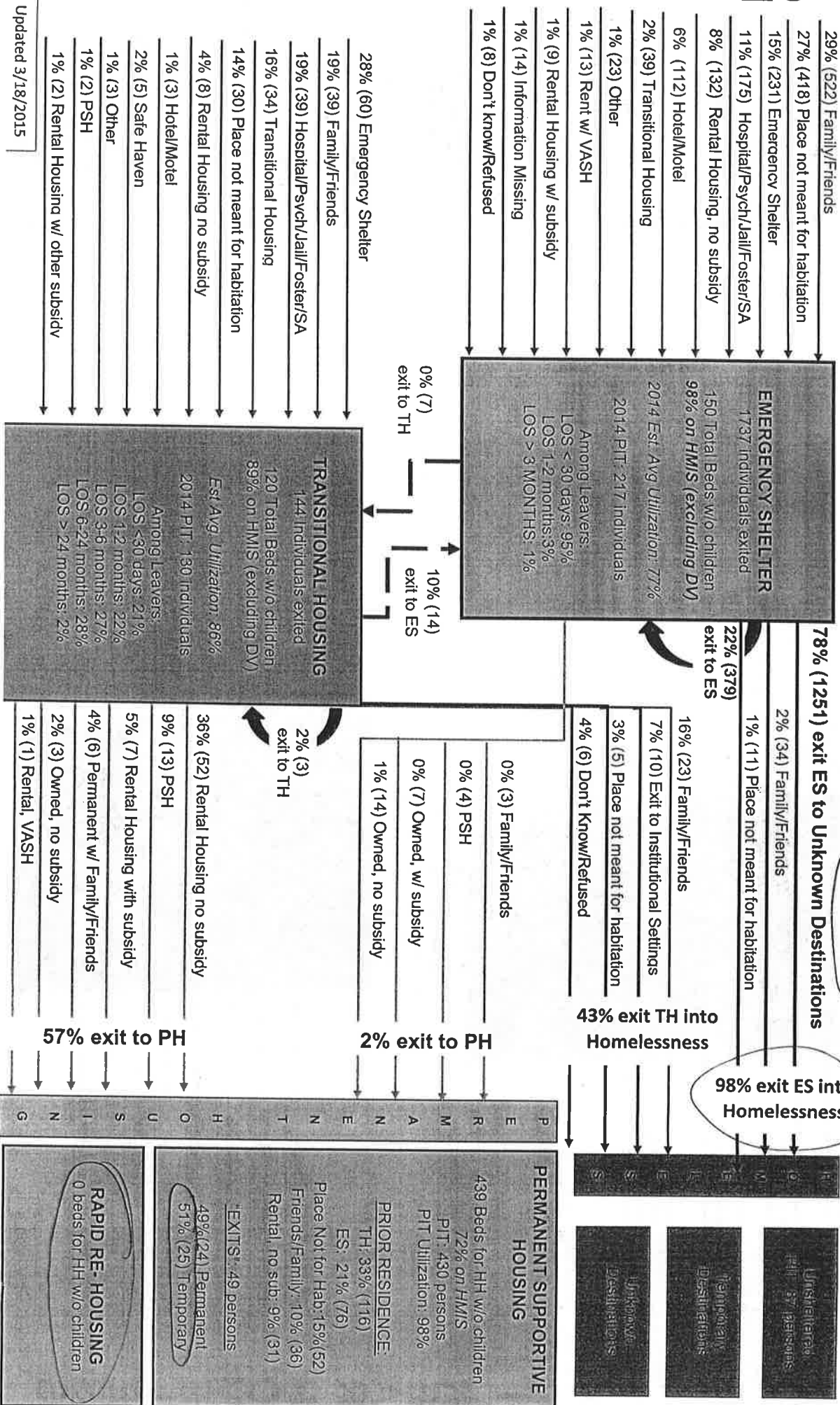
To sign up to volunteer for Registry Week, or to find out more information about Registry Week, visit DaneCountyHomeless.org or contact Matt Kozlowski, Registry Week Coordinator, at MadisonZero2016@Gmail.com

The Homeless Services Consortium is a partnership of agencies, funders, advocates, and formerly homeless persons committed to preventing and ending homelessness.

--- END ---



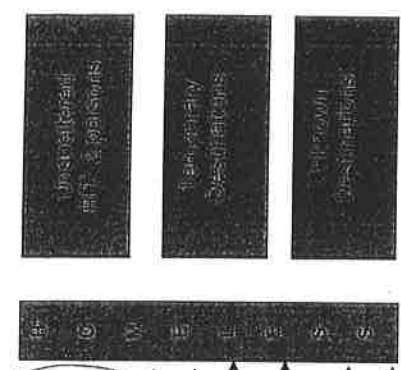
Jane County Homeless System Map - Singles



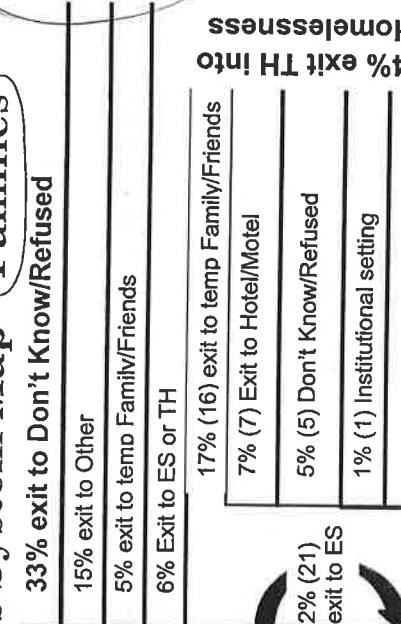
Updated 3/18/2015

(7)

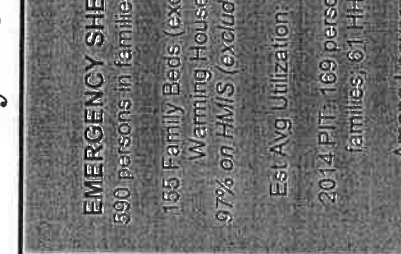
Lane County Homeless System Map - Families



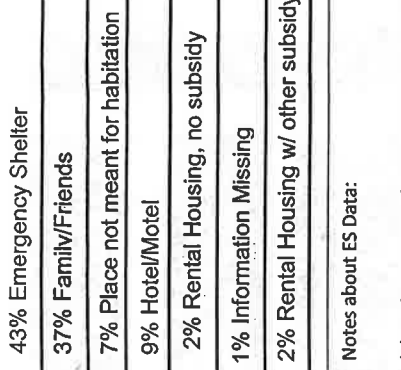
59% exit ES into Homelessness



34% exit TH into Homelessness



66% exit TH to PH



PERMANENT HOUSING

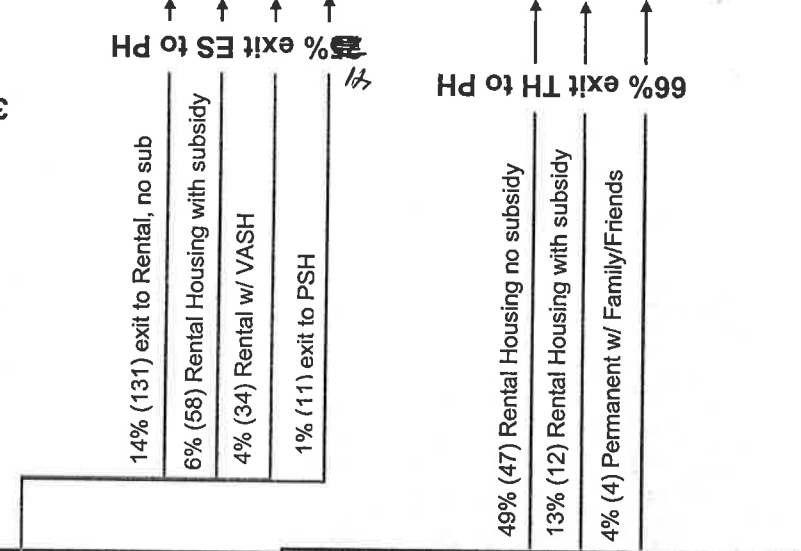
387 Beds for HH w/ children
87% on FMIS
Total PSH PIT: 817 persons
Avg. Family Utilization: 100%

PRIOR RESIDENCE
ES: 41% (197)
Friends/Family: 17% (48)
Rental, no sub: 16% (47)
TH: 12% (36)
Place Not for Hab: 2% (6)

"EXITS": 72 persons in families
53% (38) Permanent
47% (34) Temporary

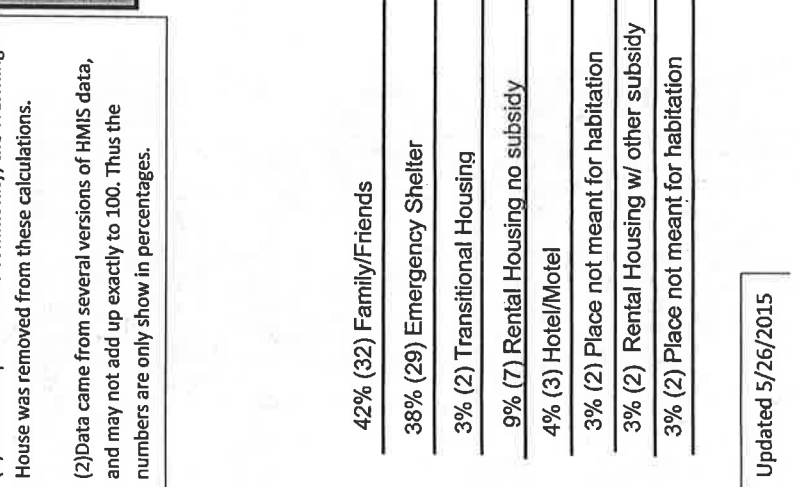
RAPID RE-HOUSING
205 Beds on HIC
PIT: 192 persons
100% on FMIS
100% Utilization
RRH Demo: 18 BEDS

PERMANENT HOUSING



EMERGENCY SHELTER
590 persons in families exited
155 Family Beds (excluding Warming House)
97% on HMIS (excluding DV)
Est Avg Utilization: 88%
2014 PIT: 189 persons in families, 61 HH
Among Leavers:
LOS < 30 days: 20%
LOS 1-2 months: 19%
LOS > 3 MONTHS: 61%

TRANSITIONAL HOUSING
96 persons in families exited
155 Family Beds
89% on HMIS (excluding DV)
Est Avg Utilization: 91%
2014 PIT: 140 persons in families
Among Leavers:
LOS < 30 days: 0%
LOS 1-2 months: 2%
LOS 3-6 months: 9%
LOS 6-24 months: 74%
LOS > 24 months: 15%



Updated 5/26/2015

Notes about ES Data:
(1) At the request of the community, the Warming House was removed from these calculations.
(2) Data came from several versions of HMIS data, and may not add up exactly to 100. Thus the numbers are only show in percentages.



Annual
Report On
Homeless
Persons
Served in
Dane
County

2013



City of Madison
Paul Soglin, Mayor

Division of Community Development
Jim O'Keefe, Director
Sue Wallinger, Grants Administrator
Linette Rhodes, Grants Administrator

TABLE OF CONTENTS

Executive Summary	1
Where Are Homeless Individuals Sheltered?	2
Families, Children and Unaccompanied Teenagers in the Shelter System.....	3
Single Men in the Shelter System.....	7
Single Women in the Shelter System	9
Transitional and Permanent Supportive Housing in Dane County	11
Street Outreach	14
Prevention – Helping Tenants Avoid Homelessness	17
Community Plan to Prevent and End Homelessness in Dane County	19
Final Thoughts	19
Appendix A <i>Housing Inventory</i>	20
Appendix B <i>List of Agencies Serving Homeless Persons& Persons at Risk of Homelessness</i>	30
Appendix C <i>Homeless Services Consortium Agencies</i>	38
Appendix D <i>Statistics on Homeless Persons Served 1989-2013</i>	40
Appendix E <i>Community Plan to Prevent and End Homelessness - Summary of Recommendations</i>	47



Department of Planning & Community & Economic Development

Community Development Division

Madison Municipal Building, Suite 225
215 Martin Luther King, Jr. Boulevard
P.O. Box 2627
Madison, Wisconsin 53701-2627
Phone: (608) 266-6520
Fax: (608) 261-9626
www.cityofmadison.com

Child Care
Community Resources
Community Development Block Grant
Madison Senior Center

TO: HSC Board of Directors and Homeless Services Consortium
FROM: Linette Rhodes
DATE: February 27, 2015
RE: Point in Time Results 2009-2015

POINT IN TIME RESULTS – MADISON/DANE COUNTY Summary

Winter PIT Counts

Date	All			Chronically Homeless			Veterans		
	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total
1/28/2015	716*	92	808	68	44	112	64	3	67
1/29/2014	683	94	777	102	37	139	51	11	62
1/30/2013	732	99	831	91	55	146	57	4	61
1/25/2012	659	77	736	57	38	95	21	4	25
1/26/2011	531	42	573	127	14	141	64	2	66
1/27/2010	499	68	567	116	28	144	59	1	60
1/28/2009	564	54	618	95	13	108	67	0	67

Summer PIT Counts

Date	All			Chronically Homeless			Veterans		
	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total
7/30/2014	562	230	792	28	111	139	34	6	40
7/30/2013	591	185	776	53	60	113	47	12	59
7/25/2012	540	162	702	89	100	189	54	4	58
7/27/2011	465	82	547	73	41	114	58	1	59

*2015 saw an increase of 31 homeless persons from 2014 January PIT count. This may be correlated to the increase of beds available to homeless individuals from 2014-2015. Dane County CoC increased Emergency Shelter beds with the opening of the new DAIS Emergency Shelter. YWCA Empower Home Transitional Housing Program received additional funding to support scattered sites beds within the community as well.

The next PIT is scheduled for Wednesday, July 29, 2015

POINT IN TIME RESULTS – MADISON/DANE COUNTY¹

January 2009-2015

January 29, 2015

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of Households - Families with Dependent Children.	112	0	112
1 a. Number of Persons in these Families.	356	0	356
2. Number of Households - Families with Only Children.	0	0	0
2 a. Number of Persons in these Families.	0	0	0
3. Number of Households - Adults without Dependent Children.	360	92	452
3 a. Number of Single Adults	360	92	452
Total Number of Persons (Add lines 1 a. and 2 a. and 3a.)	716	92	808
Part 2. Homeless Subpopulations			
a. Chronically Homeless	68	44	112
b. Severely Mentally Ill	178	17	195
c. Chronic Substance Abuse	82	13	95
d. Veterans - Male	63	2	65
e. Veterans - Female	1	1	2
f. Persons with HIV/AIDS	3	1	4
g. Victims of Domestic Abuse	169	4	173
h. Total UNDER Age 18	217	0	217
i. Total Age 18-24	54	2	56
j. Total OVER Age 24	445	90	535
k. Aged Out of Foster Care	1	0	1

January 29, 2014

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of Households - Families with Dependent Children.	106	1	107
1 a. Number of Persons in these Families.	336	2	338
2. Number of Households - Families with Only Children.	0	1	1
2 a. Number of Persons in these Families.	0	2	2
3. Number of Households - Adults without Dependent Children.	347	87	434
3 a. Number of Single Adults	347	90	437
Total Number of Persons (Add lines 1 a. and 2 a. and 3a.)	683	94	777
Part 2. Homeless Subpopulations			
a. Chronically Homeless	102	37	139
b. Severely Mentally Ill	197	38	235
c. Chronic Substance Abuse	102	33	135
d. Veterans - Male	50	11	61
e. Veterans - Female	1	0	1
f. Persons with HIV/AIDS	1	1	2
g. Victims of Domestic Abuse	8	5	13
h. Total UNDER Age 18	200	1	201
i. Total Age 18-24	63	5	68
j. Total OVER Age 24	420	88	508

¹ HUD has made a number of changes in how PIT data is broken out and reported which accounts for the differences in the way the data has been reported.

January 30, 2013

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of Households - Families with Dependent Children.	107	3	110
1 a. Number of Persons in these Families.	358	9	367
2. Number of Households - Families with Only Children.	0	3	3
2 a. Number of Persons in these Families.	0	3	3
3. Number of Households - Adults without Dependent Children.	373	87	460
3 a. Number of Single Adults	374	87	461
Total Number of Persons (Add lines 1 a. and 2 a. and 3a.)	732	99	831
Part 2. Homeless Subpopulations			
a. Chronically Homeless	91	55	146
b. Severely Mentally Ill	160	14	174
c. Chronic Substance Abuse	82	3	85
d. Veterans - Male	55	3	58
e. Veterans - Female	2	1	3
f. Persons with HIV/AIDS	0	0	0
g. Victims of Domestic Abuse	116	2	118
h. Total UNDER Age 18	224	9	233
i. Total Age 18-24	55	18	73
j. Total OVER Age 24	447	71	518
k. Households w/ one child	74	1	75
l. Multi-child Households	284	7	291

January 25, 2012

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of Households - Families with Dependent Children.	100	1	101
1 a. Number of Persons in these Families.	311	5	316
2. Number of Households - Families with Only Children.	0	4	4
2 a. Number of Persons in these Families.	0	4	4
3. Number of Households - Adults without Dependent Children.	348	68	416
3 a. Number of Single Adults	348	68	416
Total Number of Persons (Add lines 1 a. and 2 a. and 3a.)	659	77	736
Part 2. Homeless Subpopulations			
a. Chronically Homeless	57	38	95
b. Severely Mentally Ill	153	38	191
c. Chronic Substance Abuse	92	41	133
d. Veterans	21	4	25
e. Persons with HIV/AIDS	1	0	1
f. Victims of Domestic Abuse	83	10	93
g. Unaccompanied Youth (under age 18)	0	4	4

January 26, 2011

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of <u>Households - Families with Dependent Children.</u>	101	0	101
1 a. Number of Persons in these Families.	305	0	305
2. Number of <u>Households - Families with Only Children.</u>	1	6	7
2 a. Number of Persons in these Families.	1	6	7
3. Number of <u>Households - Adults without Dependent Children.</u>	215	37	252
3 a. Number of Single Adults	215	37	252
Total Number of Persons (Add lines 1 a. and 2 a. and 3a.)	531	42	573
Part 2. Homeless Subpopulations	Sheltered	Unsheltered	Total
a. Chronically Homeless	127	14	141
b. Severely Mentally Ill	178	9	187
c. Chronic Substance Abuse	137	5	142
d. Veterans	64	2	66
e. Persons with HIV/AIDS	13		13
f. Victims of Domestic Abuse	131		131
g. Unaccompanied Youth (under age 18)	1	6	7

January 27, 2010

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of <u>Households - Families with Dependent Children.</u>	70	9	79
1 a. Number of Persons in these Families.	216	32	248
2. Number of <u>Households - Adults without Dependent Children.</u> (single adults and couples)	283	36	319
2 a. Number of Single Adults	283	36	319
Total Number of Persons (Add lines 1 a. and 2 a.)	499	68	567
Part 2. Homeless Subpopulations	Sheltered	Unsheltered	Total
a. Chronically Homeless	116	28	144
b. Severely Mentally Ill	89	23	112
c. Chronic Substance Abuse	85	17	102
d. Veterans	59	1	60
e. Persons with HIV/AIDS	2	0	2
f. Victims of Domestic Abuse	60	13	73
g. Unaccompanied Youth (under age 18)	0	1	1

January 28, 2009

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of <u>Households - Families with Dependent Children.</u>	82	11	93
1 a. Number of Persons in these Families.	265	28	293
2. Number of <u>Households - Adults without Dependent Children.</u> (single adults and couples)	298	25	323
2 a. Number of Single Adults	299	26	325
Total Number of Persons (Add lines 1 a. and 2 a.)	564	54	618
Part 2. Homeless Subpopulations	Sheltered	Unsheltered	Total

a. Chronically Homeless	95	13	108
b. Severely Mentally Ill	255	0	255
c. Chronic Substance Abuse	175	0	175
d. Veterans	67	0	67
e. Persons with HIV/AIDS	33	0	33
f. Victims of Domestic Abuse	82	0	82
g. Unaccompanied Youth (under age 18)	1	0	1

POINT IN TIME RESULTS – MADISON/DANE COUNTY

July 2011-2014

July 30, 2014

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of <u>Households - Families with Dependent Children.</u>	99	9	108
1 a. Number of Persons in these Families.	328	25	353
2. Number of <u>Households - Families with Only Children.</u>	0	17	17
2 a. Number of Persons in these Families.	0	17	17
3. Number of <u>Households - Adults without Dependent Children.</u>	234	165	399
3 a. Number of Single Adults	234	188	422
Total Number of Persons (Add lines 1 a. and 2 a. and 3a.)	562	230	792
Part 2. Homeless Subpopulations	Sheltered	Unsheltered	Total
a. Chronically Homeless	28	111	139
b. Severely Mentally Ill	132	79	211
c. Chronic Substance Abuse	76	48	124
d. Veterans	34	6	40
e. Identifies as LGBT	11	0	11
f. Persons with HIV/AIDS	0	0	0
g. Victims of Domestic Abuse	67	0	67
h. Unaccompanied Youth (under age 18)	0	17	17

July 31, 2013

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of <u>Households - Families with Dependent Children.</u>	120	10	140
1 a. Number of Persons in these Families.	321	29	350
2. Number of <u>Households - Families with Only Children.</u>	0	0	0
2 a. Number of Persons in these Families.	0	0	0
3. Number of <u>Households - Adults without Dependent Children.</u>	270	155	425
3 a. Number of Single Adults	270	156	426
Total Number of Persons (Add lines 1 a. and 2 a. and 3a.)	591	185	776
Part 2. Homeless Subpopulations	Sheltered	Unsheltered	Total
a. Chronically Homeless	53	60	113
b. Severely Mentally Ill	123	61	184
c. Chronic Substance Abuse	73	60	133
d. Veterans	47	12	59
e. Identifies as LGBT	2	12	14
f. Persons with HIV/AIDS	2	0	2
g. Victims of Domestic Abuse	105	8	113
h. Unaccompanied Youth (under age 18)	0	0	0

July 25, 2012

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of Households - Families with Dependent Children.	100	11	111
1 a. Number of Persons in these Families.	281	39	320
2. Number of Households - Families with Only Children.	0	4	4
2 a. Number of Persons in these Families.	0	4	4
3. Number of Households - Adults without Dependent Children.	249	119	368
3 a. Number of Single Adults	259	119	378
Total Number of Persons (Add lines 1 a. and 2 a. and 3a.)	540	162	702
Part 2. Homeless Subpopulations	Sheltered	Unsheltered	Total
a. Chronically Homeless	89	100	189
b. Severely Mentally Ill	122	41	163
c. Chronic Substance Abuse	71	56	127
d. Veterans	54	4	58
e. Persons with HIV/AIDS	1	2	3
f. Victims of Domestic Abuse	84	5	89
g. Unaccompanied Youth (under age 18)	0	4	4

July 27, 2011

Part 1. Homeless Population	Sheltered	Unsheltered	Total
1. Number of Households - Families with Dependent Children.	87	2	89
1 a. Number of Persons in these Families.	226	10	236
2. Number of Households - Families with Only Children.	0	1	1
2 a. Number of Persons in these Families.	0	1	1
3. Number of Households - Adults without Dependent Children.	239	71	310
3 a. Number of Single Adults	239	71	310
Total Number of Persons (Add lines 1 a. and 2 a. and 3a.)	465	82	547
Part 2. Homeless Subpopulations	Sheltered	Unsheltered	Total
a. Chronically Homeless	73	41	114
b. Severely Mentally Ill	129	24	153
c. Chronic Substance Abuse	102	23	125
d. Veterans	58	1	59
e. Persons with HIV/AIDS	0	0	0
f. Victims of Domestic Abuse	61	8	69
g. Unaccompanied Youth (under age 18)	0	0	0



Out of Reach 2015: Wisconsin

Working at minimum wage **\$7.25**/hr | Each week you have to work **67 HOURS!** | To afford a modest 1-bedroom apartment at Fair Market Rent

State Facts

MINIMUM WAGE	\$7.25
AVERAGE RENTER WAGE	\$11.90
2-BEDROOM HOUSING WAGE	\$15.52
NUMBER OF RENTER HOUSEHOLDS	729,486
PERCENT RENTERS	32%

Most Expensive Counties

2-Bedroom Housing Wage

ST. CROIX COUNTY	\$19.15
PIERCE COUNTY	\$19.15
DANE COUNTY	\$17.85
KENOSHA COUNTY	\$17.29
WASHINGTON COUNTY *	\$17.23

Affordable Rent for Low Income Households

MINIMUM WAGE WORKER	\$377 /mo
HOUSEHOLD AT 30% OF AREA MEDIAN INCOME	\$521 /mo
WORKER EARNING AVERAGE RENTER WAGE	\$619 /mo

Fair Market Rent

1-BEDROOM FAIR MARKET RENT	\$632 /mo
2-BEDROOM FAIR MARKET RENT	\$807 /mo

COMPARE JURISDICTIONS

Number of Households

	<i>Wisconsin</i>	<i>Madison HMFA</i>
TOTAL	2,288,332	206,982
RENTER	729,486	83,844
PERCENT RENTERS	32%	41%

Housing Wage

	<i>Wisconsin</i>	<i>Madison HMFA</i>
ZERO-BEDROOM	\$10.17	\$12.31
ONE-BEDROOM	\$12.16	\$14.73
TWO-BEDROOM	\$15.52	\$17.85
THREE-BEDROOM	\$20.67	\$24.62
FOUR-BEDROOM	\$22.65	\$27.42

(17)

Fair Market Rent	Wisconsin	Madison HMFA
ZERO-BEDROOM	\$529	\$640
ONE-BEDROOM	\$632	\$766
TWO-BEDROOM	\$807	\$928
THREE-BEDROOM	\$1,075	\$1,280
FOUR-BEDROOM	\$1,178	\$1,426

Annual Income Needed to Afford	Wisconsin	Madison HMFA
ZERO-BEDROOM	\$21,151	\$25,600
ONE-BEDROOM	\$25,293	\$30,640
TWO-BEDROOM	\$32,276	\$37,120
THREE-BEDROOM	\$42,983	\$51,200
FOUR-BEDROOM	\$47,106	\$57,040

Minimum Wage	Wisconsin	Madison HMFA
MINIMUM WAGE	\$7.25	\$7.25
RENT AFFORDABLE AT MINIMUM WAGE	\$377	\$377

Work Hours/Week at Minimum Wage	Wisconsin	Madison HMFA
ZERO-BEDROOM	56	68
ONE-BEDROOM	67	81
TWO-BEDROOM	86	98
THREE-BEDROOM	114	136
FOUR-BEDROOM	125	151

Renter Wage	Wisconsin	Madison HMFA
ESTIMATED MEAN RENTER WAGE	\$11.90	\$13.29
RENT AFFORDABLE AT MEAN RENTER WAGE	\$619	\$691

Work Hours/Week at Mean Renter Wage	Wisconsin	Madison HMFA
ZERO-BEDROOM	34	37
ONE-BEDROOM	41	44
TWO-BEDROOM	52	54
THREE-BEDROOM	69	74
FOUR-BEDROOM	76	83

Supplemental Security Income (SSI) Payment	Wisconsin	Madison HMFA
SSI MONTHLY PAYMENT	\$817	\$817
RENT AFFORDABLE TO SSI RECIPIENT	\$245	\$245

Income Levels	Wisconsin	Madison HMFA
30% OF AREA MEDIAN INCOME (AMI)	\$20,841	\$24,780
ESTIMATED RENTER MEDIAN INCOME	\$30,740	\$35,771

Rent Affordable at Different Income Levels	Wisconsin	Madison HMFA
30% OF AREA MEDIAN INCOME (AMI)	\$521	\$620
ESTIMATED RENTER MEDIAN INCOME	\$768	\$894

© 2015 National Low Income Housing Coalition
 1000 Vermont Avenue, Suite 500, Washington, DC 20005 Phone +1 (202) 662 1530 Fax +1 (202) 393 1973

19

Preliminary Brainstormed Suggestions on Madison and Dane County Homeless System for Mayor Soglin

(not in priority order, meeting notes)

Present: Tami Miller (Friends of the State St. Family), Teri Coates (Helping Hands and FSSF), Connor Wild (Bethel), Will Brewer (Porchlight), Karen Andro (1st United Methodist), Linda Ketcham (Madison Urban Ministry), Heidi Wegleitner (*Legal Action of Wisconsin for identification purposes only* and Dane County Board Supervisor), Sarah Lim (Tellurian), Brenda Konkel (*Occupy Madison, Bubbles and Tenant Resource Center for identification purposes only*)

OVERALL CONCEPTS

Best practices = trauma informed care, harm reduction, housing first

We already have the **Homeless Services Consortium and Joint City-County Homeless Issues Committee** and we should as much as possible work through them. We need the City-County Homeless Issues Committee to have more credibility with elected officials. Their recommendations should be taken seriously. We need the Homeless Services Consortium to be more transparent and functional.

Accountability. How we are holding the city, county and funded nonprofits accountable to commitments made to recognize housing as a human right, implement housing first, end veterans homelessness and chronic homelessness?

Flexible funding that can be used to serve folks currently unserved due to major funding sources eligibility criteria. Allows for more flexibility and innovation.

SHORT TERM SOLUTIONS

Downtown Day Resource Center

- Could double as a night shelter overflow temporarily instead of building more shelter if necessary (see needs below)
- Rent space as soon as possible, for this winter

Basic needs - easy/immediate and relatively cheap fixes

- Red Boxes
- Lockers in downtown parking ramps
- Return regularly cleaned portapotties
- legal place to sleep

[http://www.emum.org/Reports/MUM%20report%20to%20the%20Dane%20County%20Board%20on%20Alternative%20Occupy%20Sites.doc%20\[Compatibility%20Mode\].pdf](http://www.emum.org/Reports/MUM%20report%20to%20the%20Dane%20County%20Board%20on%20Alternative%20Occupy%20Sites.doc%20[Compatibility%20Mode].pdf)

Leadership

- Use trauma informed person centered language that avoids further stereotyping people without homes
- Be on message with housing first and Zero 2016 goals and what we need to make them happen. Focus on best practices, encourage partnership.
- City/County united front
- Bureaucracy
- tackle the real/big issues, not periphery
- Stop making it sound like "we have sufficient services" because it's clearly not working

SHORT TO MEDIUM TERM SOLUTIONS

Zero 2016 Campaign

- Follow through, resources and real commitment from agencies, particularly with housing first
- Need case management/advocates for people at the top of the list
- Rapid rehousing for singles, currently there are zero units in the community
- Longer Registry Week

Outreach Workers and Case Managers

- Training of case managers/outreach - successful ones train new or unsuccessful ones (meet, share ideas, share outcomes, increased number of outreach workers)

- Outreach workers not in silos/flexible funding (mental health - challenge to document, aoda, downtown)
- Developmental disability and AODA (gaps in outreach services)

End Youth homelessness by 2017

Coordinated intake? Homeless Hotline working?

Affordable Housing Funds

- Rapidly house the people with the highest need (people traditionally excluded/with the most barriers)

Transportation

- Monthly bus pass program for people without homes or free rides for homeless persons

CDA and nonprofits

- Evictions need to be handled differently so people aren't returned to homelessness, should be for major issues
- CDA preference for homelessness and reasonable/reality-based admissions criteria with individualized assessment of applications and an opportunity to meet with admissions staff prior to receiving a denial decision. See New Orleans Housing Authority policy.

LONG TERM SOLUTIONS

Comprehensive Downtown Day Resource Center

- Comprehensive Permanent Downtown (see Dane County Report for minimum requirements which may need to be modified) <http://www.forwardlookout.com/wp-content/uploads/2014/05/FINAL-REPORTtoHHN2-1-13.pdf>
- basic needs in one place -showers, laundry, lockers, food, personal essentials, survival gear
- services - housing and job placement assistance, aoda, mental health including a walk-in psychiatrist services, legal services, daycare area,

Mental Health System

- Need to get diagnosed to qualify for programs but jumping through the hoops is difficult, not trauma informed processes
- Cost of medications
- Beds available when needed, not appointments in a week

AODA System

- Beds available when needed, not appointments in a week

Shelter

- What do we do when people run out of days but haven't been able to find housing (do they get help finding housing while in shelter?)
- Wet shelter
- More beds for women and families so no child is turned away
- Concerns about shelter (safety, comfortable, untreated mental illness, physical and medical needs)
- Need for privacy - trauma informed care, PTSD, etc - single rooms

Cosigner program

OTHER

- Tami should meet with Chief, do outreach/ridealong with outreach people

RANDOM THOUGHTS

How do we have the same conversations at DMI? Employee work safety committee?
Places for services - MATC Building, Brayton Lot, schools (Brearly St.)

**Homeless Services Consortium
Legislative Committee 2015-2016 Agenda
Background and Basic Principles Already Agreed Upon**

Background: In late 2014 the Homeless Services Consortium began contemplating its 2015 agenda and what goals it would try to accomplish. It sought input about what issues people were interested in, developed a survey based on that input and gathered survey responses. Based on that input and survey results the committee is proposing the following for the 2015 agenda for the committee. In drafting these goals, the committee also considered what areas of interest included the maximum number of participants from the consortium, what would be attainable or successful and which items would be likely to result in consensus from the diverse membership of the consortium. Our primary goal in developing this agenda is to give guidance to the group about which issues we should be working on and to allow us to work quickly between meetings without seeking further approval from the group.

Basic Building Blocks and Principles:

Vision Statement of Homeless Services Consortium: All households in Dane County should have the opportunity to secure and maintain safe, stable affordable housing.

Guiding Principles of Homeless Services Consortium:

- Everyone deserves an equal opportunity to housing free of discrimination.
- The Community will continue to explore creative solutions to ending homelessness beyond those objectives highlighted in the Community Plan.
- There has to be a shared ownership and responsibility for preventing and ending homelessness across all Dane county groups including, but not limited to, business, faith communities, funders, government, homeless and formerly homeless individuals, and social service providers.
- Consumers, those individuals who have been helped by services provided, have an integral role in the design of solutions to prevent and end homelessness.
- Community volunteers are recognized as an essential part of preventing and ending homelessness.
- The Homeless Services Consortium is a partnership of agencies, funders, advocates and formerly homeless persons and its success at preventing and ending homelessness is dependent on a commitment to the strategies and results in this plan.

Duties of the Committee: Monitor and respond to proposed federal, state and local legislation and educate members of the HSC on issues affecting the homeless population. (from by-laws)

Zero 2016: End Veteran Homelessness by the end of 2015, End Chronic Homelessness by 2016. Functional zero is reached when, at any point in time, the number of people (veterans or chronic) experiencing sheltered and unsheltered homelessness will be no greater than the current monthly housing placement rate for that population (veterans or chronic).

Housing First: Housing First is a proven method of ending all types of homelessness and is the most effective approach to ending chronic homelessness. Housing First offers individuals and families experiencing homelessness immediate access to permanent affordable or supportive housing. Without clinical prerequisites like completion of a course of treatment or evidence of sobriety and with a low-threshold for entry, Housing First yields higher housing retention rates, lower returns to homelessness, and significant reductions in the use of crisis service and institutions. ([USICH definition](#))

Trauma Informed Care: Trauma Informed Care is an organizational structure and treatment framework that involves understanding, recognizing, and responding to the effects of all types of trauma. Trauma Informed Care also emphasizes physical, psychological and emotional safety for both consumers and providers, and helps survivors rebuild a sense of control and empowerment. Becoming "trauma-informed" means recognizing that people often have many different types of trauma in their lives. Often, trauma survivors can be re-traumatized by well-meaning caregivers and community service providers. <http://www.traumainformedcareproject.org/>

Harm Reduction: Harm reduction incorporates a spectrum of strategies from safer use, to managed use to abstinence to meet licit and illicit drug users "where they're at," addressing conditions of use along with the use itself. Because harm reduction demands that interventions and policies designed to serve drug users reflect specific individual and community needs, there is no universal definition of or formula for implementing harm reduction. (<http://harmreduction.org/about-us/principles-of-harm-reduction/>)

Community Plan to Prevent and End Homelessness: The Board requested that we organize this document around the goals in this plan formed in 2006 and revised in 2011.

http://www.cityofmadison.com/cdbg/docs/community_plan_to_end_homelessness_final.pdf

Legislative Committee 2015-2016 Agenda

Rewrite from Board Input

(Send comments, feedback and ideas to brendakonkel@gmail.com
to be discussed at the May or June or July Homeless Services Consortium Meeting
*Advocacy items have been rearranged to fit within the
Goals and Objectives of the Community Plan to Prevent and End Homelessness.*)

A. Provide support services for homeless, households and households at risk of homelessness to enable them to access and maintain stable housing.

1. Increase the availability of effective case management services.
2. Increase the number of households who retain stable housing who might otherwise become homeless.
3. Increase mainstream resources and benefits to households so that they are able to afford the cost of housing.
4. Advocate for employment resources including basic education.
5. Advocate for basic education resources.
6. Advocate for mental health resources and alcohol and other drug abuse treatment. Advocate for services to treat those with dual diagnoses.
7. Advocate for child care resources
8. Advocate for transportation services.
9. Advocate for medical and dental services for homeless persons.
10. Advocate for resources for re-integrating offenders
11. Provide financial education to help households better manage their resources.
12. Build on efforts to improve relationships between landlords, tenants and non-profit agencies.
13. Protect the legal rights of tenants to ensure that all are treated without discrimination and within the boundaries of the law.

Transportation (40 of 58 respondents or 69%, 2nd of 5)

- Discuss existing services, demand, and projections with HSC. And/or more detailed electronic survey?
- Increase the number of low income bus passes? Advocate for low-income 10 ride passes?
- Bus pass purchasing program for nonprofits and grassroots organizations for discounted tickets
- Transportation for those not on a metro bus line

Equity (New)

- Promote affordable housing / homeless solutions as a strategic response to racial disparities. Utilize existing data to highlight racial disparities in housing security and advocate for housing solutions with input from the various communities of color.
- Get reentry housing on the short list for new projects.
- Eliminate housing barriers based on arrest and conviction records to the extent permissible by the law (condition of funding, etc. and local public housing agency policies).
- Promote LGBT-friendly housing that's low-income, safe and nondiscriminatory.

Seek sufficient local funding for homeless services (New)

- Support COLA for Purchase of Service (POS) agencies at the county in particular..
- Support referendum to increase county levy limit.
- Support Dane County Human Services' retention of surpluses generated by the Department and its contracted agencies.
- Advocate for the need for increased funding at the State and Federal levels.

B. Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible.

1. Provide safe shelter beds for homeless families with children and single adults until such time that other more appropriate housing alternatives are available. Provide a safe environment for transgender individuals, young adults aged 18 to 24, and others who might have difficulty in traditional shelter settings.
2. Provide short term and transitional housing options for unaccompanied youth and unaccompanied parenting youth.
3. Ensure safe housing alternatives with ongoing supportive services for survivors of sexual assault and domestic abuse.
4. Support persons released from hospitals to help them access housing and other services
5. Provide and expand on access for homeless households to store personal belongings and to access transportation services, voice mail, internet, showers and meals during the daytime hours.
6. Provide effective street-level outreach to increase the access to housing and services by homeless individuals.
7. Provide effective outreach to families with children who are living in unsafe, uninhabitable places to increase access to housing and services.

8. Provide effective outreach to unaccompanied youth living in unsafe or in uninhabitable places to increase access to housing and services.

Expand capacity of Emergency Shelter (34 of 58 votes or 59% of respondents, 3rd of 5)

This covers two items that each got 59% support

- More shelter beds/Eliminate waiting list at shelters
 - Adequate shelter while waiting to connect with housing
- Need more feedback from the group (via another electronic survey?) More shelters? Bigger shelters? New buildings? Where? Same operations model? This got high scores, but what does it look like to implement and is there political will?

Day Center /One Stop Shop (26 of 58 votes or 45%/27 of 58 votes or 47%, ? of 5)

Seek input about location and what services should be there minimally.

C. Provide an adequate inventory of affordable housing units for low-income households, whether by creating new units or making existing units affordable

1. Grow local "Housing First" model to serve the needs of homeless families, single adults, and young adults aged 18 to 24.
2. Provide a variety of housing units that are affordable for low-income single adults and families with children, and for those with special needs such as mental illness or physical disabilities.

Affordable Housing Creation (48 of 58 people or 79% of respondents, highest priority)

To accommodate the projected affordable housing needs in Dane County, we would need to build 1000 affordable housing units over the next 25 - 26 years. To house the estimated 2013 chronically homeless population, we would need 450 units for single adults (424 units for single men, 16 for single women) and 79 for families with children.

- Seek prioritization for chronically homeless and 30% AMI or less for publicly financed housing projects. Promote housing first / human rights framework as the standard for development of new projects. Support continued funding and expansion of City of Madison and Dane County affordable housing funds.
- Promote County creation and adoption of strategic housing plans to get us on target to meet Dane County needs approx 1000 units/yr for low income people. Short term = identify sufficient units to end veteran homelessness by 2015 and chronic homelessness in 2016 (existing gap is over 300 units).
- Educate and seek voluntary commitments from private property owners--via partnerships with the apartment association, tenant based rental assistance programs, and case management providers--for housing first units.
- Require locally subsidized developers to set aside a certain percentage of units for housing first
- Pursue funding for necessary supports for housing first success, like case management or training of staff working in the homeless system.
- Pursue the use of social impact funds /"pay for success" -- to provide operations funding for this initiative. - Adopt local ordinances requiring prioritization of surplus property for homeless solutions. (local McKinney Title V)
- Pursue county tax deeded properties for expansion of affordable housing stock.
- Fully utilize authorized section 8 vouchers to maximize federal rent assistance subsidies and increase administrative revenue for public housing agencies.
- Implement tenant based rental assistance and supportive services pilot project to house homeless families in MMSD.
- Housing for unaccompanied youth

Doesn't fit?? Wasn't a thing we were concerned about in 2006.

Education on Harm Reduction and Trauma Informed Care (39 of 58 votes or 67%/29 of 58 votes or 50% 4th of 5)

- ~~Educate HSG members (get expert to present at HSG meeting):~~
- ~~Seek buy-in from providers:~~
- ~~Promote accessible training opportunities for providers:~~
- Prioritize funding for harm reduction and trauma informed care practices and programs.

FEDERAL ISSUES

- Support funding for the local issues identified below.
- Give input on HUD or other federal policies or laws that impact Dane County's homeless population or agencies providing services to that population based on additional direction from the group.
- Forward relevant action alerts from national housing and homelessness organizations to the group listserve and encourage participation.
- Educate the community at large on the issues, asking them bring their concerns and our facts to their legislators.

STATE ISSUES

- Support funding for the local issues identified below.
- Give input on state policies or laws that impact Dane County's homeless population or agencies providing services to that population based on additional direction from the group.
- Educate the community at large on the issues, asking them to bring their concerns and our facts to their legislators.

Examples of things not included in the Legislative Committee Proposal

Not included in survey

Homelessness as a protected class
City restructure of how it funds agencies
City-county building issues
Philosophers Grove/Top of State St. issues

Everything else that wasn't chosen in the survey

HOUSING/HOMELESSNESS PREVENTION

- | | |
|--|---|
| <input type="checkbox"/> Eviction prevention dollars | <input type="checkbox"/> Rapid Re-housing |
| <input type="checkbox"/> Reduction in homeless school kids (County Res, 11-12, 292 called for reduction of homeless school kid numbers of 50% by 9/1/15) | <input type="checkbox"/> Behavioral health /emergency detention diversion housing |
| <input type="checkbox"/> Re-entry/jail diversion housing | <input type="checkbox"/> Cooperative housing |
| <input type="checkbox"/> More supportive housing with wrap around services. | |
| <input type="checkbox"/> Legal Services | |

EMERGENCY SHELTER

- | | |
|--|---|
| <input type="checkbox"/> Eliminate waiting list at shelters | <input type="checkbox"/> Adequate shelter while waiting to connect with housing |
| <input type="checkbox"/> Medical shelter | <input type="checkbox"/> Wet shelter |
| <input type="checkbox"/> Pay to stay shelter (few dollars a night, get to keep your stuff there during the day, etc) | |
| <input type="checkbox"/> Emergency shelter for those who are banned or its a condition of bail, probation or parole that they not be at shelter | |
| <input type="checkbox"/> Extend shelter to longer than 60 days for single adults | <input type="checkbox"/> Extend shelter longer for families |
| <input type="checkbox"/> Separate (paid for by DOC) shelter for people with conditions of probation or parole that require people to stay in shelter | |
| <input type="checkbox"/> Shelter for people working 2nd or 3rd shift | <input type="checkbox"/> Shelter for childless couples |

BASIC NEEDS

- | | |
|--|---|
| <input type="checkbox"/> Food access/meals/pantry | <input type="checkbox"/> Laundry/lockers/showers in one place |
| <input type="checkbox"/> Showers | <input type="checkbox"/> Phones and access to email. |
| <input type="checkbox"/> Access to cheap or free haircuts, shaving and other basic grooming needs. | |
| <input type="checkbox"/> A place to rest. To be alone and be left alone | <input type="checkbox"/> Daily access storage |
| <input type="checkbox"/> Longer term storage for more than just a few bags | <input type="checkbox"/> Vital Documents Assistance |

MEDICAL/OTHER SERVICES

- | | |
|---|--|
| <input type="checkbox"/> Medical support/needs/access | <input type="checkbox"/> AODA beds on demand (when people are ready) |
| <input type="checkbox"/> Unified and intentionally collaborating service providers | <input type="checkbox"/> Legal services |
| <input type="checkbox"/> Mental health/dual diagnosis assessments with that | <input type="checkbox"/> In house job training |
| <input type="checkbox"/> Child care resources and infant/toddler/under school age supports, childcare that works with 4K | |
| <input type="checkbox"/> Peer to peer mentoring and training service that recognizes the value in all people besides financial value. | |
| <input type="checkbox"/> Co-location of human services for people who have mental health challenges near shelter and housing for homeless | |
| <input type="checkbox"/> Mental health facility instead of a new jail | |

NON-PROFIT/EMPLOYEE SUPPORT

- | | |
|--|---|
| <input type="checkbox"/> Mandatory training of shelter and support staff on the impact of homelessness/ stress/ and child development. | |
| <input type="checkbox"/> Training in trauma informed care | <input type="checkbox"/> Training in motivational interviewing |
| <input type="checkbox"/> Training in mental health first aid (hopefully resulting in less bans) | <input type="checkbox"/> Intergroup communication |
| <input type="checkbox"/> Training in harm reduction or other forward thinking strategies for all staff, not just social workers | |
| <input type="checkbox"/> Central hub to assign case workers | <input type="checkbox"/> More training offerings for volunteers |

MISCELLANEOUS ISSUES

- Repeal of criminalization of homelessness ordinances (restrictions on where you can sleep, etc)
- Homeless court
- Realignment of funding from jail and mental health hospitalizations to housing first

DANE COUNTY HOUSING NEEDS ASSESSMENT REPORT

Executive Summary.

This report presents data on the housing demand, housing supply, and housing needs for Dane County and each of its municipalities. The report builds on and complements a number of other recent housing reports from the City of Madison, Dane County, and the Capital Area Regional Planning Commission. The focus of the report is on the housing needs of lower income households and the supply of different housing opportunities across Dane County.

Dane County has a growing regional economy and housing market. Household income and housing construction have grown faster in Dane County than in the state of Wisconsin or the United States for the past 30 years. But housing prices and rents have also grown faster than either the state or the nation. Housing in Dane County is more relatively expensive than the rest of the nation, which makes providing housing opportunities for all households a continuing challenge.

In Dane County overall, there are 28,469 cost-burdened renter households and 36,057 cost-burdened owner households -- a total of 64,526 cost-burdened households or 32.8 percent of all households in the county. (Cost-burdened households spend more than 30 percent of their income on housing).

There are over 12,000 lower-income rental households in Dane County who are severely cost-burdened, paying more than 50 percent of their income on rent. There are over 2200 severely cost-burdened senior households, and over 1800 homeless students in the county's school districts.

This report assesses the housing needs for each municipality in Dane County, presenting information on demographics, housing demand, housing supply, senior housing, and the affordable housing and rental stock. This report also presents a number of possible scenarios to consider future needs for housing for all household types and income levels. The purpose of this report is to provide information and a number of alternative scenarios and strategies for municipal and county officials, developers, community members, non-profit housing providers and other partners.

There is a growing interest in and commitment by elected leaders, employers and citizens to begin to address some of our most pressing housing challenges. A range of tools and options are available to municipalities and the county to partner together in addressing housing needs.

How to use this report: This is a very data-heavy report with many tables. Information on housing conditions are reported for every municipality. Readers should feel free to skip around and skim the data tables. Each table contains a "table highlights" section outlining key findings.

Report Key Findings:

- The growing diversity of household types – including seniors and single-person households - requires a diverse housing supply in terms of unit sizes and locations.
- The variety of across communities in terms of demographics and income reflects the different types of housing units available in each community.

- Madison has less than 48 percent of the county's population, and houses 73 percent of the county's extremely low-income renter households.
- Madison and Dane County housing markets are relatively expensive compared to the rest of the state and the nation, but a robust housing supply means that price and rent changes are not out of line with economic fundamentals.
- Dane County has added thousands of new housing units since 2000; about 49 percent of which are single-family detached houses. Multifamily housing construction has been robust.
- From 2000 to 2013, there has been very little construction of 2-4 unit rental structures, even though this housing type is 22 percent of the overall county rental housing stock.
- Rental housing vacancy rates are extremely low as of the third quarter of 2014.
- Although Madison provides most of the county's affordable housing, it also has a disproportionate percentage of the county's affordable housing needs.
- The main rental housing affordability challenge is for very low income households (those defined as making 50 percent of area-median-income or less.
- Over 22,000 households with very low income (50 percent median income or less) pay more than 30 percent of their income in rent. Over 12,000 very low income households pay more than 50 percent of their income in rent. Of these 12,000 "severely cost burdened" households, over 2200 are senior households.
- 3.1 percent of all rental units in the county are overcrowded.
- Alternative scenarios for determining housing needs gaps for municipalities are presented in Section 10 and show a present need of anywhere between 7,000 and 27,000 affordable housing units needed, depending on which scenario is accepted.
- Forecasts of future affordable housing needs (Section 11) indicate that Dane County's need for affordable housing units could be somewhere between 16,000 and 31,000 in the next 26 years, or between 648 and 1209 affordable units each year.
- Municipalities have a variety of tools (Section 12) which they can use to partner together to increase housing opportunities.

2014 City of Madison Housing Report

RECOMMENDATIONS

HOMELESSNESS

The top priority for this segment of the housing market has been and should continue to be **moving people into permanent housing** as quickly as possible and **ensuring that no person in our community is unsheltered**. To that end, supply should be increased using models that stretch the limited amount of federal funding as far as possible while delivering a broader range of options to meet the diverse needs of the population.

1. For individuals with alcohol and drug as well co-occurring mental health issues (who also have high levels of chronic homelessness), **harm reduction and wet housing options that do not require sobriety should be investigated**, particularly in medium scale multiunit buildings with integrated case management. This population is a large user of detox programs, emergency rooms, police, services, and shelter facilities that are extremely expensive. Creating housing options for these individuals with particularly high barriers to housing could provide relief for the overall system of services.
 - a. Fund Phase 2 of "Permanent Supportive Housing for Chronically Homeless Adults" as part of the Affordable Housing Fund
 - b. Prioritize funding non-profits expansion of harm reduction and "wet" housing programs
 - c. Pursue partnerships with healthcare providers to make an economic case for cost savings through reduced use of services
2. For families and single adults with low to moderate need for services, capacity should be increased through **Rapid Rehousing into existing housing units and the creation of units integrated into mixed income developments through partnerships with for-profit real estate developers**. By combining federal HOME and CDBG dollars and project based and VASH vouchers awarded to non-profits with Section 42 tax credits obtained by for-profit real estate developers, our limited federal resource allocation can be stretched further.
 - a. Continue/increase support for existing Rapid Rehousing programs and encourage their expansion to include single men
 - b. Prioritize funding and voucher allocations to non-profits pursuing projects in partnership with for-profits on Section 42 tax credit applications
 - c. Coordinate City and County funding and voucher allocation process, timelines, and priorities to maximize impacts and reduce administrative burden for each project
 - d. Actively work to develop non-profit/for-profit collaboration by hosting education and training events in conjunction with WHEDA
 - e. Actively lobby WHEDA to develop Section 42 tax credit award criteria to support projects in the City of Madison and in integrated settings
3. As shelter facilities approach the end of their usable life, **new shelters should be constructed as purpose built shelters (rather than retrofitting churches and gymnasiums)** with designated space for service providers, abundant showers and laundry, and bedbug machines. Options should be expanded to include "pay to stay" sections to serve as a transitional housing option.
 - a. Local government should actively participate in land acquisition for new shelter construction to control siting and ensure adequate space and amenities
 - b. Work with shelter providers to develop long-term facility plans to guide development



LOW-INCOME RENTAL

The overarching goal for the low-income rental market is to **ensure that non-student households are not paying more than 50% of their income in rent**, preferably not even paying 30%. The first priority in achieving this goal is to ensure that there is a sufficient supply of rental housing in the market to allow the market to properly function through moderate vacancy. **The priority must then be to substantially increase the number of units in the market that are affordable to households making less than \$50,000 per year (80% of median household income).**

1. **For all new multifamily rental buildings proposed in the City of Madison that are well sited** for low-income populations (access to transportation, schools, grocery, walkability, not in a concentration of poverty), **integration of some affordable units should be encouraged**. As market rate projects begin the approval process, developers should be encouraged to include units affordable to low-income populations as part of their unit mix. This can be facilitated by:
 - a. Dedicate a larger portion of City of Madison funds to subsidize low-income rental units
 - i. Further enhance TIF policy to subsidize the development of low-income rental units
 - ii. **Subsidize affordable units as part of the Affordable Housing Fund**
 - b. Explore ways to **give a preference in the development approval process to rental developments that include affordable units**.
 - i. Discount or exempt affordable units from density limits
 - ii. Identify areas and zoning districts in which to encourage low-income rental development
 - iii. Waive or reduce City fees on affordable units
2. Existing affordable subsidized rental units should be preserved and additional **units should be converted to affordable housing by purchasing land use restrictions**. Converting existing units is that fastest way to add affordable units to the market.
 - a. Explore programs to subsidize landlords to designate existing units as affordable
 - i. Place a land use restriction on units
 - ii. Commit to affordable rents for 15 years
 - iii. List units for rent on WIHousingSearch.org
 - iv. **Subsidize affordable units as part of the Affordable Housing Fund**
3. **For new multifamily developments pursuing Section 42 tax credits, City funding programs should be aligned** to maximize the likelihood of tax credits being awarded. Coordinating these programs leverages City subsidy, making subsidy go farther or reach deeper down the income spectrum.
 - a. Coordinate HOME, CDBG, TIF, Affordable Housing Fund, and Project-based Voucher award timelines to ensure that projects have awards in place in time to apply for Section 42 tax credits in January
 - b. **Coordinate HOME, CDBG, TIF, Affordable Housing Fund, and Project-based Voucher award criteria** and processes so that projects that meet a common set of criteria in line with City and WHEDA priorities (access to transportation, schools, grocery, walkability, not in a concentration of poverty) get funded by the City and therefore score higher on their tax credit applications
 - c. **Annually release coordinated RFPs to drive development that achieves the priorities**
 - d. Actively recruit developers to apply for Section 42 tax credits in the City of Madison
4. **Pursue demonstration projects to test the viability of alternative housing forms** (Accessory Dwelling Units, Micro housing, Cottage Housing, Cooperative and Co-housing)
 - a. Allow exceptions to existing funding programs and zoning rules to allow for demonstration projects
 - b. Recruit and fund developers with experience constructing alternate forms of housing
 - c. Recruit financial institutions to create portfolio loan products that would allow for housing types that might not conform with current lending rules

B	C	D	E	F	G	H	I	J
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								

30

B	C	D	E	F	2013 5-yr Update			J
					G	H	I	
Page	Implementation Summary Table Chapter 2. Housing	Responsible Entity	Related Planning Processes	Status 2013	Keep?	Modify?	Done?	Notes
16	1. Continue, maintain, and improve fair share housing efforts throughout Dane County.	Corp. Counsel, DANE COUNTY HOUSING AUTHORITY, DPD		Ongoing		X		Add DCHS, CARPC, Human Services Board
16	2. Make sure the Department of Planning and Development maintains the ability to provide technical assistance and support to cities and villages to encourage the creation of affordable housing.	DPD		Ongoing	X			
16	3. Promote the use of Tax Increment Financing (TIF) for providing affordable housing, for low-income and very low-income residents, and to help developers offset the cost of providing affordable units.	DPD		Not addressed		X		Add UWEX?
16	4. Provide and advertise facilitation services for the purpose of fostering discussion between neighboring communities to identify and plan areas for housing. (See Chapter 7: Intergovernmental Cooperation).	DPD, UWEX, CARPC		Not addressed		X		Add DCHS, DCHA?
17	5. Encourage cooperative development agreements between communities.	DPD, CARPC		Ongoing	X			
17	Partnerships 1. Promote utilization of non-profit housing organizations that build, rehabilitate and work to preserve affordable housing through funding and collaboration.	DPD		Partially addressed	X	X		Remove DPD, add DCHS, DCHA?
17	2. Identify and promote the expertise of non-profit housing agencies, so that they can initiate and take advantage of multi-level funding and resource opportunities.	DPD, DANE COUNTY HOUSING AUTHORITY		Not addressed	X			
17	3. Dane County should participate in meetings for housing provider stakeholders.	DPD, DANE COUNTY HOUSING AUTHORITY, DCHS		Ongoing	X			
17	4. Work with existing affordable housing developers to maximize funding opportunities and resources for affordable housing development in the county.	DPD	CDBG Plan	Ongoing		X		Add DCHS, DCHA
17	5. Dane County should partner with local communities and other organizations to address housing issues.	DPD, DANE COUNTY HOUSING AUTHORITY, DCHS		Ongoing	X			
17	6. Dane County, the City of Madison CDBG Office and the Community Development Authority should explore options for working together to provide and promote affordable housing.	DPD	CDBG plan	Ongoing	X			
17	Residential Development 1. Promote policies and regulations that support the full range of housing marketed at 100% of the Area Median Income (AMI) or below.	DPD		Ongoing	X	X		Add DCHS
17	2. Support the option of the elderly to age in place by promoting the maintenance and siting of important services in proximity to housing.	DPD		Not addressed	X			
18	Special Needs and Aging Demographic 1. Increase affordable housing options for the elderly and encourage the development of additional housing units, including assisted living housing, who require supportive services.	DPD		Partially addressed	X	X		
18	Education and Outreach 1. Develop information and educational material on different housing options and examples for the aging demographic, as well as other groups.	DPD, DANE COUNTY HOUSING AUTHORITY		Ongoing	X	X		Add DCHS, UWEX

31

B		C			D		E		F		G		H		I		J		
1		Implementation Summary Table			Responsible Entity		Related Planning Processes		Status 2013		Keep?		Modify?		Done?		Notes		
2		Chapter 2. Housing																	
18	20	2. Promote multi-lingual real estate services, financial education, homeownership training and housing programs			DPD, DANE COUNTY HOUSING AUTHORITY, UWEX, DCHS		Not addressed		X								Remove DPD, add DCHS		
18	20	3. Continue support for the affordable housing inventory listings such as the Wisconsin Front Door Housing website, as well as the Tenant Resource Center's apartment vacancy listing.			DPD		Ongoing												
18	20	4. Engage the housing industry and retailers of food services, day care, and health care to foster partnerships and develop models for building more integrated communities.			DPD		Not addressed		X										
18	20	5. Assist non-traditional and minority populations in gaining access to private funding sources			UWEX, DPD, DCHS						X						Remove DPD		
18	20	6. Explore opportunities to increase the financial literacy of high school students and other groups, in order to increase their opportunities for finding and maintaining stable housing and becoming homeowners and informed renters.			DPD, DANE COUNTY HOUSING AUTHORITY, UWEX, School Districts				X										
19	20	7. Hold education sessions and design workshops for planning commissions, residents and developers to aid in the creation of affordable housing			DPD, CARPC		Not addressed				X								
19	20	8. Increase rental-housing options for low-income residents through education, programs and funding.			UWEX, DANE COUNTY HOUSING AUTHORITY				X										
19	20	9. Provide educational opportunities and promote the benefits of green building, its affordability and long-term savings to builders, residents and stakeholders.			DPD, CARPC, UWEX		Not addressed		X										
19	20	10. Ensure that Dane County housing resources and information are adequately represented on the web.			DOA, DPD, CARPC		Ongoing		X										
19	20	11. Provide outreach and educational opportunities to help promote cooperation, foster relationships and provide examples of current intergovernmental, cross-sector and public/private coordination.			DPD, CARPC		Ongoing		X										
Land Availability for Housing																			
20	20	1. Expand and enhance the ability of the Department of Planning and Development to provide low-cost or free planning services directly to rural town governments.			DPD		Ongoing		X										
20	20	2. Make sure the Department of Planning and Development maintains the ability to provide technical assistance and support to cities and villages to facilitate sensible and efficient growth.			DPD		Not addressed		X										
20	20	3. Review and amend county zoning ordinances and permitting procedures to encourage and facilitate infill development and evaluate impact of land use policies on housing.			DPD		Ongoing		X										
20	20	4. Amend the County Land Division Ordinance (Chapter 75, Dane County Code) to create a conservation subdivision ordinance to encourage rural density by clustering housing development and reducing lot size, in order to preserve the environment and agricultural land. (See Chapter 8: Land Use)			DPD		Not addressed		X										
20	20	5. Continue to consider a permanent, countywide Transfer of Development Rights (TDR) program to promote compact residential development that protects environmental corridors and open space. (See Chapter 8: Land Use)			DPD		Ongoing				X						Modify to "continue to implement"		

32

B	C				D	E	F	G	2013 5-yr Update		J
	Page	Implementation Summary Table Chapter 2. Housing							Responsible Entity	Related Planning Processes	
20	6.	Continue to develop a permanent, countywide Purchase of Development Rights (PDR) program to protect environmental corridors and open space. (See Chapter 8: Land Use).	LWRD			Ongoing	X				
20	7.	Develop an integrated set of model community and neighborhood design principles.	DPD		TND Model Ordinance	Not addressed		X			Add UWEX
20	8.	Develop an educational campaign about the development approval process to demonstrate the community benefits of high quality compact development for developers, residents and communities in Dane County.	DPD			Partially addressed		X			Add UWEX
21	9.	Provide incentives for development and/or infill in established transportation corridors to promote workforce accessibility between residential and commercial centers.	DPD		CARPC HUD grant	Partially addressed		X			Add CARPC
21	10.	Provide nonmonetary incentives for builders and developers to incorporate green building practices into their projects. (See Chapter 8: Land Use)	DPD, LWRD				X				
21	11.	Protect undeveloped areas near existing, planned or officially mapped transportation corridors from unplanned development.	DPD, MPO, CARPC		MPO plan, Official maps, Farmland Preservation Plan	Ongoing	X				
21	Maintenance of Existing Housing Stock						X				
21	1.	Expand funding to encourage the re-habilitation of housing for low-income households.	DANE COUNTY HOUSING AUTHORITY, DPD		CDBG	Ongoing		X			Remove DPD, add DCHS
21	2.	Promote the rehabilitation of housing stock as a means to maintain existing affordable housing, as well as to increase affordable housing.	DANE COUNTY HOUSING AUTHORITY, DPD		CDBG	Ongoing		X			Add DCHS
22	Neighborhood and Community Design						X				
22	1.	Identify and promote linkages between housing policies and economic development programs to educate individuals, communities and employers about siting business and housing together.	DPD			Ongoing		X			Add Office of Jobs and Prosperity
22	2.	Expand and enhance the ability of the Department of Planning and Development to provide low-cost or free planning services directly to rural town governments. (See Chapter 8: Land Use)	DPD			Ongoing	X				
22	3.	Make sure the Department of Planning and Development maintains the ability to provide technical assistance and support to cities and villages. (See Chapter 8: Land Use)	DPD			Not addressed		X			
22	4.	Develop an integrated set of model community and neighborhood design principles to help new development and redevelopment meet affordable housing community design and quality of life goals and objectives of the Dane County Comprehensive Plan. (See Chapter 8: Land Use)	DPD		TND Model Ordinance	Not addressed		X			Add UWEX
22	5.	Develop a stronger institutional framework for historic preservation, and improve the tools available for the county to use in protecting significant historic resources.	DPD, Cultural Affairs Commission			Not addressed		X			
23	6.	Work with the financial services community to explore the implementation of a targeted Location Efficient Mortgage (LEM) program in Dane County and make information and material available.	DPD			Not addressed		X			
23	Policy and Demographic Research						X				
23	1.	Study and evaluate all the factors that influence housing prices in Dane County.	DPD, CARPC			Partially addressed		X			Add DCHS, Human Services Board

33

B		C			D		E		F		G		H		I		J	
1		Implementation Summary Table			Responsible Entity		Related Planning Processes		Status 2013		Keep?		Modify?		Done?		Notes	
2		Chapter 2. Housing																
23	2.	Create an inclusive ad hoc committee to report on the implications of the housing forecast report as well as the impacts from legislation on the housing market.			DPD, CARPC				Not addressed		X							Add Human Services Board, DCHS, DCHA
74	3.	Develop a system to regularly monitor, evaluate and report on the performance of the housing portion of the comprehensive plan to make improvements to the plan. (See Chapter 9: Implementation.)			DPD				Not addressed	X								
75																		

34

MADISON-AREA URBAN MINISTRY REPORT TO COUNTY BOARD

community. There is interest among a number of faith communities in exploring the development of co-operative housing to provide affordable housing to individuals and families.

In addition to individuals from other Dane County municipalities who come to Madison to receive services, corrections policy in WI requires that an individual released from prison be released to the community in which they were arrested and convicted regardless of whether the individual was from the community to which they are being released. As a result, a number of individuals who were not residents of Dane County prior to their incarceration are released from prison to Dane County, further stressing the shelter and housing services.

We used the input from the former Occupy residents, Mayor Soglin and the Madison Police Department and clergy, to inform our efforts to identify possible alternative sites, recognizing that every site identified may require some ordinance, policy, or zoning revisions as well as collaboration with the City of Madison.

Recommendations from the MUM Committee

Possible Sites for Occupy Madison

Below is a list of possible sites. A more complete table outlining the details of each site is included as an attachment.

- Alliant Energy Center
- Lakeview Park
- Labor Temple
- Lake Farm Park
- Mendota Park
- Token Creek
- Lake Kegonsa
- Dane County Human Services Northport

Additionally, several congregations in Madison and Dane County have indicated a willingness to consider setting aside 2-3 parking spots overnight in their lots for car camping. There would be zoning and ordinance issues to review with this type of arrangement but the model has been used elsewhere. Car camping may also be a consideration at some of the sites listed above.

Responses and Strategies To Address Needs and Gaps in Services

Immediate:

1. Select at least one of the identified alternative Occupy spots for individuals involved in Occupy to reside through November 30th, 2012.
2. Extend 14 day camping limit in County parks to 60-90 days for those living on campsites:
 - a. Reduces stress of having to move personal property every two weeks for those homeless using campsites;
 - b. Allows for a greater focus on improving life conditions as opposed to worrying about moving every two weeks.
3. Identify and establish locations for utilization as storage space:
 - a. Would assist individuals as they search for work not to have to carry all of their belongings with them;
 - b. Would secure personal property safely.
4. Decrease the number of violation tickets given to individuals who are homeless:
 - a. Stop ticketing homeless individuals solely for engaging in life sustaining activities;
 - b. Review county ordinances that may defacto make being homeless a crime;

- c. Work with the City of Madison and other municipalities in Dane county to review municipal ordinances regarding penalties for certain activities.
5. Establish car camping sites or parking spots for those living in their cars;
 - a. Identify spots on county owned property, businesses and faith communities parking lots;
 - b. Follow other successful car camping models from around the United States. Examples include Santa Barbara, CA, Eugene, OR, Portland, OR, Los Angeles, CA;
 - c. Create a registration process for those who would like to camp in the available car camping spots;
 - d. Develop a community outreach program to engage neighbors and address concerns regarding car camping in the neighborhood.

Intermediate:

1. Make available one or more sites to provide day shelter within the next year. These sites should include:
 - a. A safe and secure place to be managed by a nonprofit organization with the ability to control access to the site;
 - b. Access to public transportation and services;
 - c. Strong ongoing partnership with community services including police, healthcare, and social services;
 - d. Strong ongoing partnership with the university, Edgewood, and Madison College as an opportunity for internships, service learning, and other creative interactions benefitting homeless individuals and providing learning experiences for students;
 - e. Storage areas for individuals to keep possessions locked safely.
2. Partnerships with the UW, Edgewood, and Madison College
 - a. Bus passes that are not being used by students could be transferred to homeless individuals to increase access to services and employment possibilities;
 - b. Services may be provided to the homeless population through partnerships with faculty managing internships and service learning opportunities for classes. Opportunities for partnerships are broad and may include: medicine, law, social work, engineering, and others.
3. Community garden spaces
 - a. Vacant spaces on campus, downtown, near public transportation, and existing shelter spaces and public services should be converted to food growing spaces;
 - b. Garden spaces need to have access to water and simple gardening tools;
 - c. Provide healthy food;
 - d. Offer an opportunity to build a sense of community.

Long Term:

1. Create additional low income or cooperative housing:
 - a. This housing may be created from existing vacant units;
 - b. Partnerships with the Madison Community Cooperative or other co-ops should be explored to assist with the creation and ongoing ownership and maintenance of the units;
 - c. Explore development of additional Single Room Occupancy space as transitional housing;
 - d. Expand support of the existing Housing First programs in Dane County;
 - e. All units should have access to public transportation;

- f. All efforts should be made to incorporate the sites with the surrounding neighborhood to ensure positive interactions with the community and build opportunities for homeless individual to contribute positively to the community they live in.
2. Develop a wet shelter. The site should include:
 - a. A safe and secure place to be managed by a nonprofit organization with the ability to control access to the site;
 - b. Access to public transportation and services;
 - c. Strong ongoing partnership with community services including police, healthcare, and social services;
 - d. Strong ongoing partnership with the university, Edgewood, and Madison College as an opportunity for internships, service learning, and other creative interactions benefitting homeless individuals and providing learning experiences for students.
 3. Partnerships with area businesses
 - a. Partnerships should be built with area businesses that will create opportunities for homeless individuals to provide services and engage in the building and maintenance of shelters and other services through job training programs that also provide service and positive promotion for the businesses engaged. (i.e. construction companies training homeless people in construction in building the shelters, food service providers training homeless individuals in cooking, serving, and other tasks, etc).

Central Components of All Responses and Strategies

Our discussions throughout this process with members of Occupy, service providers, law enforcement, clergy, and others affected, as well as our research of models across the country to address homelessness have led us to recognize the following key components to any successful work to address homelessness.

- A sense of connection to the larger community must be developed and nurtured
- Individuals using the services provided must be a part of the decision making process and feel a sense of ownership
- Positive ongoing relationships must be developed between those using services, law enforcement, and service providers

Policy Initiatives

1. Revision of 14 day rule regarding duration at one camp site
2. Implementation of all recommendations of the Dane County Task Force on Poverty Report including making the Task Force a permanent committee
3. Implement a Vacant Property Registration fee and process:
 - a. Encourages landlords to maintain vacant properties up to code thereby protecting the property values of surrounding properties;
 - b. Encourage landlords especially on foreclosed on properties, to consider renting vacant housing units, increasing available housing within the community;
 - c. Use the revenue generated to support housing programs within Dane County.

Among the communities that have implemented such fees: St. Paul and Minneapolis, Minnesota, Chicago, IL, Madison County Kentucky.
4. Preserve human services funding for 2013. Funding to human service agencies has been cut each of the last 11 years. From 2000-2010 the Human Services budget realized a surplus at the end of each of those fiscal years. However cuts to services were not restored with that

funding, the funding was pulled from GPR to zero out human services and used to fill holes in other budget areas.

5. Create a human services reserve fund using any human services surplus dollars in a fiscal year.
6. Consider development of a Community Housing Loan fund to assist individuals with security deposit.
7. Explore collaboration with City of Madison CDA to identify vacant city owned residential properties for development of coop housing and single room occupancy sites.

COMMUNITY PLAN TO PREVENT AND END HOMELESSNESS IN DANE COUNTY, WISCONSIN

Created: April 2006
Reviewed/Updated: June 2011
By the Dane County Homeless Services Consortium

Vision Statement

All households in Dane County should have the opportunity to secure and maintain safe, stable affordable housing.

Guiding Principles

Everyone deserves an equal opportunity to housing free of discrimination.

The Community will continue to explore creative solutions to ending homelessness beyond those objectives highlighted in the Community Plan.

There has to be a shared ownership and responsibility for preventing and ending homelessness across all Dane county groups including, but not limited to, business, faith communities, funders, government, homeless and formerly homeless individuals, and social service providers.

Consumers, those individuals who have been helped by services provided, have an integral role in the design of solutions to prevent and end homelessness.

Community volunteers are recognized as an essential part of preventing and ending homelessness.

The Homeless Services Consortium is a partnership of agencies, funders, advocates and formerly homeless persons and its success at preventing and ending homelessness is dependent on a commitment to the strategies and results in this plan.

Education and Advocacy

The following chart specifically identifies the goals, objectives and strategies that, if fully implemented, would lead us toward the elimination of homelessness. The Homeless Services Consortium believes that, in order to achieve the following goals, we need to communicate with the public about the impact homelessness has on the greater community and about the necessity of solutions coming from more than non-profit agencies and faith communities. The Homeless Services Consortium reaffirms our commitment to educate the general public about the presence of homeless families, single adults and youth in Dane County, and to advocate for resources that further our goal of ending homelessness locally and statewide.

57

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>A. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing.</p>	<p>1. Increase the availability of effective case management services.</p>	<p>a. Increase the number of case management staff available to provide support services.</p> <p>b. Improve the effectiveness of case management services through the availability of training and education on best practices and the commitment to purchase such training and education.</p>	<p>By 2010, the number of homeless families receiving case management services will increase by 50 families over 2005 levels. Continue annual increases to accommodate the need. Source: United Way</p> <p>By 2011, 80% of households receiving case management through Homeless Services Consortium (HSC) agencies will maintain stable housing at the 6 month mark and 75% will maintain stable housing at the 12 month mark. Source: City of Madison Community Development Office, United Way Dane County (UWDC)</p> <p>By 2013, explore the creation of a case manager handbook to assist new employees in HSC agencies that serve homeless and those at risk of homelessness. Source: UWDC</p>	<p>Homeless Services Consortium (HSC) agencies, United Way of Dane County</p> <p>United Way of Dane County HSC Agencies</p>	<p>2005: 1,653 families received case management services. 2010: 1,980 families received case management services</p> <p>2006 - 2010: United Way held 11 case management trainings with a total of 1,178 participants.</p> <p>2010: All HSC agencies reported between 74%-100% of clients maintained housing at 6 months and 72%-90% of clients maintained housing at 12 months.</p>

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>A. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing. (continued)</p>	<p>2. Increase the number of households who retain stable housing who might otherwise become homeless.</p>	<p>a. Increase the availability of financial assistance to prevent homelessness for households at risk.</p>	<p>Provide at least one (1) training program available to support persons on homeless issues and strategies to ensure success in housing. Source: UWDC</p>	<p>United Way of Dane County HSC agencies</p>	<p>2011: # trainings geared to persons (other than case managers) on issues related to assisting homeless persons find/maintain housing.</p>
	<p>3. Increase mainstream resources and benefits to households so that they are able to afford the cost of housing.</p>	<p>a. Increase the number of households approved for SSI/SSDI and other mainstream benefits and shorten the length of time between application and approval of SSI/SSDI benefits by advocating for institutional change and improving agencies' knowledge of the application process.</p>	<p>10% annual increase in the number of households who receive entitlement programs through Dane County Human Services. Source: Dane County Human Services</p>	<p>Federal, state and local government HSC agencies DCHS Social Security Administration</p>	<p>2005 – 2010: 232 SSI/SSDI cases approved. 2005: 19,274 households received mainstream resources. 2010: 38,653 households received mainstream resources.</p>

56

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>A. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing. (continued)</p>		<p>b. Maximize the available financial resources for housing by extending access to safety-net supports such as food, clothing, EITC.</p>	<p>Increased use of available free foods (TEFAP); access to food pantries as often as needed and food pantry shift to customer-selected food; access to tax preparation assistance to claim Earned Income Tax Credit. Source: UWDC</p>	<p>UWDC Hunger Prevention Council, Dane County Food Pantry Network, HSC agencies</p>	<p>2005: 4.6 million pounds of food distributed. 2010: 6.7 million pounds of food distributed.</p>
	<p>4. Advocate for employment resources including basic education.</p>	<p>a. Improve connections between those persons seeking employment and employers. Ensure a level of comprehensive supportive services and mentors to improve chances of success in obtaining and maintaining employment.</p>	<p>Pilot program(s) will be initiated that will recruit employers and potential agencies to match those in need of employment with available jobs. Source: HSC agencies</p>	<p>Local business community HSC agencies</p>	<p>2007: DCHS contracts with EATA to provide employment services to homeless persons. 2008 – 2010: 370 participants found employment</p>
	<p>5. Advocate for basic education resources.</p>	<p>a. Increase the emphasis by HSC agencies on adult basic education opportunities, including GED and HSED. b. Collaborate with the homeless liaisons in area school districts to insure that homeless school aged children are quickly enrolled in school and afforded all protections under the McKinney-Vento mandates.</p>	<p>Increased number (over 2006 level) of Dane County residents with high school diplomas or equivalency. Source: U.S. Census Bureau</p>	<p>Federal, state and local government Private foundations / funders DPI/ MMSD/ other County public school districts HSC agencies MMSD Transitional Education Program (TEP), MCPASD, and homeless liaisons in other Dane County school districts</p>	<p>2006: 5.6% of workforce has less than a high school diploma or equivalent. 2011:</p>

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>A. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing. (continued)</p>	<p>6. Advocate for mental health resources and alcohol and other drug abuse treatment. Advocate for services to treat those with dual diagnoses.</p>	<p>a. Increase the on-going support services available to people with mental illnesses including those with a dual diagnosis.</p> <p>b. Increase the availability of out-patient treatment for persons with alcohol and other drug abuse (AODA) issues including those with a dual diagnosis.</p> <p>c. Increase the availability of residential treatment beds for persons with mental illness, AODA issues and co-occurring substance abuse and mental health needs.</p>	<p>Annual increase (over the 2006 level) of Community Support Program (CSP) slots providing on-going services to clients in their homes. Source: WI DCF</p> <p>Increase (over the 2006 level) the number of supportive living units serving persons with persistent mental illness who require a higher level of support to maintain stable housing Source: City of Madison, HSC Agencies, DCHS</p> <p>The number of out-patient treatment slots will increase (over the 2006 level), with comparable increases in each five year period after. Source: HSC Agencies, DCHS</p> <p>The number of residential treatment beds will increase (over 2006 level), with comparable increases in each five year period after. Source: HSC Agencies, Dane County Human Services</p> <p>The number of residential treatment beds serving persons with both mental illness and AODA issues will increase (over 2011 level). Source: HSC Agencies, Dane County Human Services</p>	<p>Federal, state and local government Mental Health Center of Dane County HSC agencies</p> <p>Federal, state and local government HSC agencies</p> <p>Federal, state, and local government Private foundations / funders HSC agencies</p>	<p>2006: 562 CSP slots funded 2010: 559 CSP slots funded</p> <p>2006: 174 units 2010: 248 units</p> <p>2006: 526 treatment slots 2010: 610 treatment slots</p> <p>2006: 84 residential treatment beds for persons with AODA issues. 2010: 70 residential treatment beds.</p>

5

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>A. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing. (continued)</p>		<p>d. Provide support services to women who need AODA treatment to either retain or regain custody of their children. Also provide support for the children of parents with AODA issues.</p>	<p>Increase number (over 2006 levels) of women receiving AODA treatment who retain or regain custody of their children. Source: ARC Community Services, DCHS, UWDC</p>	<p>Federal, state and local government Private foundations / funders ARC Community Services HSC agencies</p>	<p>2006: 83 women retained or regained custody of their children. 2010: 71 women retained or regained custody of their children.</p>
		<p>e. Increase AODA treatment services to those in jail, and provide community aftercare for those being released from jail.</p>	<p>Increased budget for providing AODA treatment for those in jail. Source: DCHS</p>	<p>Federal, State and local government HSC agencies</p>	<p>2006: \$2,245,148 in Dane Co. Jail Diversion funding. 2010: \$2,587,363</p>
	<p>7. Advocate for child care resources</p>	<p>a. Support an increase in the availability and affordability of quality child care to low-income households.</p>	<p>Increase the number (over 2011 level) of households receiving subsidized child care slots funded by the state and funded by the City. Source: DCHS, City of Madison, Community Coordinated Child Care, Inc. (4C's)</p>	<p>Federal, state and local government Private foundations / funders HSC agencies and advocates Community Coordinated Child Care Private sector</p>	<p>2011: # households received subsidized child care assistance from the state. 2010: 108 households received subsidized child care assistance from the City of Madison.</p>
	<p>8. Advocate for transportation resources.</p>	<p>a. Support the access to a variety of transportation options available to low-income households enabling them to access jobs and child care.</p>	<p>Increase the ability of households to obtain low or no-cost transportation options. Source: HSC agencies</p>	<p>Federal, state and local government Private foundations / funders HSC agencies Private sector</p>	<p>2007: 599 employment-related rides through Transit for Jobs. 2010: 14,458 employment-related rides through JobRide and YWTransit.</p>

5

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>A. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing. (continued)</p>	<p>9. Advocate for medical and dental services for homeless persons.</p>	<p>a. Support access to medical services through a variety of entry points with the goal of connecting households with a "medical home".</p> <p>b. Support access to dental services to ensure that adults and children receive services as needed.</p>	<p>Increase the number (over the 2011 level) of homeless persons who are provided dental services through the emergency shelter system and other access points. Source: Meriter HEALTH, GHC</p> <p>Increase the number (over the 2006 level) of former prisoners linked with housing and services needed to successfully re-enter the community. Create/maintain partnerships with HSC agencies and the Department of Corrections to minimize barriers to finding appropriate housing in Dane County. Source: HSC, DOC</p>	<p>HSC Agencies, The Salvation Army Meriter HEALTH HUT Group Health Cooperative AIDS Network Private Sector</p> <p>Federal, state and local governments WI Department of Corrections Madison-area Urban Ministry Porchlight, SVdP Private Sector</p>	<p>2011: # of homeless households who received medical services through the HEALTH Hut.</p> <p>2011: # of homeless families who received medical services through Group Health Cooperative.</p> <p>2011: # of homeless individuals who received dental services through The Salvation Army dental clinic; # of persons receiving dental services through AIDS Network clinic.</p> <p>2006: MUM's Journey Home program assisted 80 former prisoners with employment. 2010: MUM assisted 38 with employment and 36 with housing.</p> <p>2006: DOC contracts with HSC agencies for beds for homeless offenders – Porchlight (4), SVdP (3). 2010: Porchlight (2), SVdP (3)</p>
	<p>10. Advocate for resources for re-integrating offenders.</p>	<p>a. Support those persons released from prison who are re-entering the community and need assistance navigating the often inaccessible housing and services market.</p>			

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>A. Provide support services for homeless households and households at risk of homelessness to enable them to access and maintain stable housing. (continued)</p>	<p>11. Provide financial education to help households better manage their resources.</p>	<p>a. Improve access to financial education and counseling services through new and existing programs.</p>	<p>The number of households who complete financial literacy and tenant education classes offered by HSC agencies will increase annually (over 2006 level). Source: HSC agencies</p>	<p>UWDC, Private foundations / funders HSC agencies Private sector</p>	<p>2006: 953 households served. 2010: 864 households served.</p>
		<p>b. Increase training of financial literacy skills in public schools.</p>	<p>The number of youth who complete financial literacy education classes offered by HSC agencies and others will increase annually (over 2006 level). Source: HSC agencies</p>	<p>YWCA HSC agencies Private sector</p>	<p>2006: 129 MMMSD youth served. 2010: 358 MMMSD youth served.</p>
	<p>12. Build on efforts to improve relationships between landlords, tenants and non-profit agencies.</p>	<p>a. Decrease the number of evictions by providing access to landlord/tenant mediation, financial assistance to pay a portion of back rent and protective payee services when appropriate.</p>	<p>Annually decrease the number of Dane County evictions filed from 2006 levels. Source: Dane County Clerk of Court</p>	<p>Tenant Resource Center CACSCW Porchlight HSC agencies DCHS Property owners/landlords</p>	<p>2006: 3,062 evictions filed. 2010: 3,046 evictions filed.</p>
	<p>13. Protect the legal rights of tenants to ensure that all are treated without discrimination and within the boundaries of the law.</p>	<p>a. Increase legal advocacy services to tenants so that homelessness is prevented via legal representation when appropriate.</p>	<p>Increase the number of active protective payees (over the 2011 level) who are trained and available to work with households who express an interest. Source: K Sandefur</p>	<p>Legal Action of WI, TRC, HSC agencies, Neighborhood Law Project Fundrs, Advocates and Tenants</p>	<p>2006: 51 households avoided eviction through legal advocacy efforts. 2010: 78 households.</p>

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>B. Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible.</p>	<p>1. Provide safe shelter beds for homeless families with children and single adults until such time that other more appropriate housing alternatives are available. Provide a safe environment for transgender individuals, young adults aged 18 to 24, and others who might have difficulty in traditional shelter settings.</p>	<p>a. The HSC will review the continuing need for shelter and overflow beds and explore other effective shelter alternatives based on solid data.</p>	<p>Annually the HSC will review available data on shelter use and the perceived unmet need and make recommendations to the appropriate organizations regarding future policy and funding decisions. The HSC, through the Shelter Providers Committee, will address solutions to sheltering persons in a safe, non-judgmental environment. Source: HSC agencies</p>	<p>HSC shelter provider agencies, funders and advocates Private foundations/funders</p>	<p>2006: 3,207 individuals turned away without shelter. 2010: 1,410 individuals turned away without shelter.</p>
	<p>2. Provide short term and transitional housing options for unaccompanied youth and unaccompanied parenting youth.</p>	<p>a. The HSC will advocate for resources to create housing options for unaccompanied youth and parenting youth.</p>	<p>Maintain the number of existing short-term options (over the 2006 level) and increase the availability of transitional housing options (create 6 units by 2016) for unaccompanied youth and parenting youth. Source: HSC agencies</p>	<p>Federal, state and local government Private foundations/funders Youth Services of Southern Wisconsin (YSOSW)– Briarpatch HSC agencies</p>	<p>2006: 8 volunteer host homes licensed through YSOSW. 2010: 7 volunteer host homes. 2011: # of transitional housing units available to serve unaccompanied youth and parenting youth.</p>
	<p>3. Ensure safe housing alternatives with on-going supportive services for survivors of sexual assault and domestic abuse.</p>	<p>a. Support the efforts of HSC agencies in their activities to provide services and safe housing for survivors of all types of domestic violence and sexual assault.</p>	<p>Safe environment for persons who have suffered from the effects of violence in their homes and community. Source: HSC Agencies.</p>	<p>Federal, state and local government Private foundations/funders Domestic Abuse Intervention Services YSOSW–Briarpatch HSC agencies City of Madison Community Development Office Private Sector</p>	<p>2006: 15% of homeless households and unaccompanied youth indicated "violence of threat of violence as primary reason for seeking shelter" 2010: 21% 2011: (explore other measures to capture efforts on this objective)</p>

57

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>B. Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible. (continued)</p>	<p>4. Support persons released from hospitals to help them access housing and other services</p>	<p>a. Create new partnerships between the HSC agencies, funders and local hospitals and medical facilities to develop a process to determine appropriate housing prior to discharge and explore the local need for a short-term housing option to serve persons who are released from hospitals who are physically unable to work or who are going through extensive out-patient treatment and who would otherwise be homeless</p>	<p>Increased availability (over 2006 levels) of safety net housing for individuals whose temporary medical conditions would otherwise result in their homelessness. Source: HSC Agencies, City CDBG Office</p>	<p>The Salvation Army HSC Agencies</p>	<p>2006: 22 individuals with medical needs served with vouchers. 2010: 23 individuals with medical needs served with vouchers.</p>
	<p>5. Provide and expand on access for homeless households to store personal belongings and to access transportation services, voice mail, internet, showers and meals during the daytime hours.</p>	<p>a. Support the expansion of programs that supply personal storage space and daytime access to transportation, voice mail, internet, showers and meals. Expand the locations where these services are available and explore the unmet need for additional services.</p>	<p>Increased consumer satisfaction with the storage and daytime services available to them in order to access employment and stable housing. Source: Customer Satisfaction Surveys, 2006 Needs Assessment Survey</p>	<p>Porchlight Madison Public Library HSC agencies Private foundations/ funders Private Sector</p>	<p>2006: Lost existing service with closing of Pres House. 2010: Service offered at SVdP. 72 individuals used storage facility.</p>
	<p>6. Provide effective street-level outreach to increase the access to housing and services by homeless individuals.</p>	<p>a. Provide year-round outreach services to better connect single adults living in uninhabitable places to needed services.</p>	<p>Annually 30 single adults will move from the streets to residential treatment or supportive housing. Source: HSC agencies data,</p>	<p>Federal, state and local government Private Sector Tellurian UCAN Porchlight YSOSW-Briarpatch</p>	<p>2006: 69 individuals moved from streets into housing. 2010: 59 individuals moved from streets into housing.</p>



GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>B. Help homeless households by providing a short-term safety net with continuous support services with the goal of moving to stable housing as quickly as possible. (continued)</p>	<p>7. Provide effective outreach to families with children who are living in unsafe, uninhabitable places to increase access to housing and services.</p>	<p>a. Provide year-round outreach to better connect families with children who are living in unsafe and uninhabitable places to needed services.</p>	<p>School districts in Dane County, through the Homeless Liaisons, will successfully connect homeless families with children to needed services and housing options. Source: DPI</p>	<p>Federal, state and local government and school districts, HSC family shelter providers</p>	<p>2011: # families with children who received services through Dane County public schools.</p>
<p>C. Provide an adequate inventory of affordable housing units for low-income households, whether by creating new units or making existing units affordable</p>	<p>1. Grow local "Housing First" model to serve the needs of homeless families, single adults, and young adults aged 18 to 24.</p>	<p>a. Place homeless individuals and families in permanent housing as quickly as possible, providing intensive home-based case management and stabilizing support services.</p>	<p>Annually increase (over the 2008 level) the number of permanent units available to homeless families, single adults and young adults aged 18 to 24 that are part of housing first programs. Source: UWDC</p>	<p>Federal, state and local government UWDC HSC agencies</p>	<p>2006: 16 units for families; 2 units for single adults. 2010: 131 units for families; 19 units for single adults.</p>
	<p>2. Provide a variety of housing units that are affordable for low-income single adults and families with children, and for those with special needs such as mental illness or physical disabilities.</p>	<p>a. Maintain the current number of federally subsidized rental units operated by non-profits and private developers. b. Create incentives for non-profit and for-profit housing developers to construct new affordable housing units.</p>	<p>Maintain or increase the number of federally subsidized rental units in Dane County for low-income households. Source: WI Housing and Economic Development Authority (WHEDA)</p>	<p>Federal, state and local government City of Madison and Dane County Community Development Offices Housing in Action Leadership Team Greater Madison Chamber of Commerce Work Force Housing Fund Private Housing Developers</p>	<p>2006: 7,440 total units 2010: 7,727 total units. 2011: # units maintained # of new units</p>

17

35

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>C. Provide an adequate inventory of affordable housing units for low-income households, whether by creating new units or making existing units affordable. (continued)</p>		<p>c. Support HSC agencies and other non-profit housing developers who create affordable housing units, coupled with supportive services, for households with issues such as mental illness, AODA, and other physical and mental disabilities.</p>	<p>Increase the number of supportive housing units created (over 2006 level). Source: City of Madison Community Development Office, Dane County Community Development Office</p>	<p>Federal, state and local government WHEDA Private foundations/funders Goodwill Industries Housing Initiatives Porchlight Society for St. Vincent de Paul Tellurian Movin' Out HSC agencies</p>	<p>2006: 254 transitional units; 578 supported permanent units. 2010: 276 transitional units; 668 supported permanent units.</p>
		<p>d. Increase the number of existing rental units that are affordable to low-income households by encouraging a variety of models including but not limited to partnerships between non-profit agencies and private partners who subsidize the cost of rent.</p>	<p>Increase the number of housing units per year created by HSC agencies to house homeless households that are financially supported by private community organizations (for example, faith communities) or small pilot projects. Source: HSC</p>	<p>Federal government Community Development Authority (CDA) Dane County Housing Authority (DCHA) AIDS Resource Center</p>	<p>2006: 2,614 Housing Choice vouchers (CDA, DCHA) 2010: 2,736 Housing Choice vouchers 2011: # Housing Choice vouchers # HOPWA vouchers</p>
		<p>e. Increase the number of existing rental units that are affordable to low-income households through the use of Housing Choice vouchers (Section 8), Shelter Plus Care, HOPWA vouchers and locally designed rent subsidy programs by advocating for increases in federal and state funding.</p>	<p>Retain the number of Housing Choice vouchers distributed by the Community Development Authority and the Dane County Housing Authority. Through advocacy, increase the number of Housing Choice vouchers in future federal budgets. Source: CDA, DCHA</p>		

GOALS	OBJECTIVES	STRATEGIES	ANTICIPATED RESULTS	RESPONSIBILITY	RESULTS
<p>C. Provide an adequate inventory of affordable housing units for low-income households, whether by creating new units or making existing units affordable. (continued)</p>		<p>f. Support full funding of public housing units that, in addition to providing safe scattered-site housing, provide housing counseling and support services to low-income Dane County households.</p>	<p>Annually the HSC will apply for funds that can be used to pay a portion of the household's rent for a specific period of time, thereby making the rental unit affordable. New sources of funding to increase the number of units will be explored. Source: HSC, City of Madison and Dane County Community Development Offices</p>	<p>Federal, state and local government City of Madison and Dane County Community Development Offices HSC agencies</p>	<p>2006: 60 short-term subsidies (ESG), 44 long term subsidy (CoC) 2010: 27 short-term subsidies (ESG), 125 long-term subsidies (CoC).</p>
			<p>Increase the number of Shelter Plus Care slots available to Dane County disabled individuals over the 2006 level.</p>	<p>Federal, state and local government Housing Initiatives HSC agencies</p>	<p>2006: 110 S+C slots 2010: 106 S+C slots</p>
		<p>Increase over the 2006 level the number of public housing units in Dane County available to low-income households. Source: CDA, DCHA</p>	<p>Increase the number of staff (over 2006 level) dedicated to providing housing counseling to public housing tenants, assisting tenants in maintaining stable housing. Source: CDA, DCHA</p>	<p>Federal, state and local government Community Development Authority Dane County Housing Authority</p>	<p>2006: 2 FTEs dedicated to housing counseling public housing tenants. 2010: 0 FTEs</p>

15

City Housing Is A Human Right Resolution

[Sign In](#)

[Legislative Information Center Home](#) [Legislation](#) [Meetings](#) [Common Council](#)
[Boards, Commissions and Committees](#) [Members](#)

[Facebook](#) [Twitter](#) [Share](#) [RSS](#) [Alerts](#)

[Details](#) [Reports](#)

<p>File #: 23825 Version: 1</p> <p>Type: Resolution</p> <p>File created: 9/6/2011</p> <p>On agenda:</p> <p>Enactment date: 12/2/2011</p>	<p>Name:</p> <p>Status: Passed</p> <p>In control: <u>COMMON COUNCIL</u></p> <p>Final action: 11/29/2011</p> <p>Enactment #: RES-11-00984</p>	<p>That housing be recognized as a human right, and that the City of Madison will work with Dane County, surrounding municipalities, and community partners to develop a housing plan and address housing issues in the region.</p>
--	---	---

Title: That housing be recognized as a human right, and that the City of Madison will work with Dane County, surrounding municipalities, and community partners to develop a Housing Plan and address housing issues in the region.

Sponsors: Shiva Bidar-Sielaff, Satya V. Rhodes-Conway, Chris Schmidt, Lisa Subeck, Marsha A. Rummel, Sue Ellingson, Matthew J. Phair, Michael E. Verveer

Attachments: 1. Housing as a Human Right reference materials.pdf, 2. People's Affordable Housing Vision.pdf, 3. Housing Plan & address housing issues in the region Res 23825.pdf

[History \(7\)](#) [Text](#)

Fiscal Note

The addition of a new staff person to address issues relating to Housing policies is included in the proposed 2012 operating budget of the CDA Redevelopment Agency. The estimated cost of the position is \$85,500 (\$60,000 in salary expense; \$25,500 for benefits). The position is supported with CDA-related revenues; there is no net effect on the levy.

It is unclear whether an assessment of affordable and accessible housing needs can be completed utilizing existing staff resources, or whether a consultant may be required to undertake a study. A comprehensive study performed by a consultant may cost in the range of \$50,000 to \$150,000, depending on the scope of the study. Such funding is not currently included in the City budget.

Title

That housing be recognized as a human right, and that the City of Madison will work with Dane County, surrounding municipalities, and community partners to develop a Housing Plan and address

52

housing issues in the region.

Body

WHEREAS, in 2009 in Dane County, 2,413 individuals in families were turned away from shelter, 92% of those were individuals with families, and 94% of turned-away families were rejected due to lack of shelter space or lack of funds to pay for motel vouchers; and

WHEREAS, these resource limitations mean families with children can only stay in shelter up to 90 days and have a 180-day lifetime limit; and

WHEREAS, in 2009, 29% of families and 30% of single women reported "the threat or fear of violence" as the reason they were seeking shelter; and

WHEREAS, in 2008, 776 children attending schools in Madison were homeless; and

WHEREAS, homelessness impacts a disproportionate number of people of color in Dane County, with 71% in shelter identifying as non-white, 83% of families, 64% of single women, 54% of single men and 48% of unaccompanied youth identified as non-white, and African Americans make up the largest minority group; and

WHEREAS, in the U.S., 20%-40% of homeless youth identify as lesbian, gay, bi-sexual, transgender and/or queer (LGBTQ), while only 3%-5% of the overall youth population identifies as LGBTQ; 44% of gay homeless youth are African-American and 26% of gay homeless youth identify as Latino; 62% of transgender homeless youth are African-American and 20% of transgender homeless youth are Latino; and LGBTQ youth are twice as likely to be the victims of sexual crimes while homeless; and

WHEREAS, immigrants are more likely to face barriers to enforcing their housing rights including language barriers, cultural mistrust, fear of government agencies, fear of retaliation, lack of familiarity with applicable laws, and lack of familiarity with judicial and administrative procedures for enforcing their rights; and

WHEREAS, in 2009, 69 persons in the Dane County shelter system were 62 years and older and AARP reports that in the U.S. in 2001, 18% of homeowners and 38% of renters over the age of 65 spent more than one half of their monthly income on housing; and

WHEREAS, in the U.S., the National Coalition for the Homeless recorded over a thousand incidents of crimes committed against homeless individuals between 1998 and 2009 due to the housed offender's bias against the victim's housing status, and in 2009 alone, 43 homeless men and women lost their lives to such violence; and

WHEREAS, in 2007, the Dane County Enhanced Youth Gang Prevention Task Force, listed "accessible and affordable housing" as one of their prevention strategies and recognized that "stable and affordable housing is foundational to family stability and gang prevention"; and

WHEREAS, in 2009, the Dane County Task Force on Racial Disparities in the Criminal Justice System reported "ex-offenders returning to the community after prison face great difficulty obtaining stable housing, employment, support, and treatment" which is "instrumental in avoiding re-incarceration"; and

WHEREAS, in 2009, the Dane County Task Force on Poverty's 2009 report identified "seeking housing" as one of the underlying problems for Dane County citizens in poverty; and

WHEREAS, Madison Gas & Electric reports the rental vacancy rate for multi-family real estate in the

Madison area for the second quarter of 2011 is only 3.54%, which is down from 4.72% in 2010 and only half of what it was in 2005, resulting in rental prices increasing by 17.82% from May 2010 to May 2011; and

WHEREAS, a Dane County renter making minimum wage would have to work 79 hours per week to afford rent for a one-bedroom rental unit, 93 hours for a two-bedroom and 125 hours for a three-bedroom rental unit; an affordable rent amount for a Dane County renter whose sole source of income is SSI is \$227, which is \$515 less than the fair market rent for a one-bedroom unit; an affordable rent amount for a Dane County renter whose sole source of income is W-2 is \$202, which is \$675 less than the fair market rent for a two-bedroom unit; and 52% of Dane County renters are unable to afford a two-bedroom unit at fair market rent; and

WHEREAS, we are experiencing a national housing crisis due to a record number of mortgage foreclosures and an extreme shortage of affordable housing, and the Madison area is no exception, with a record number of foreclosures in 2010 and over 30% of Dane County homes in or near foreclosure in early 2011; and

WHEREAS, federal funding for subsidized housing has plummeted in the last 30 years, from \$80 billion in 1978 to \$34 billion in 2006; and

WHEREAS, the CDA waiting list for the Section 8 Housing Choice Voucher rent assistance program has been closed since April 1, 2003, (when it only briefly opened up pursuant to a lottery system) and public housing waitlist times range from 12 months to over three years; and

WHEREAS, our efforts to improve housing opportunity and tenant protection at the local level are under attack by our state legislature, which seeks to preempt decades of our hard work on housing issues; and

WHEREAS, unstable housing causes children to suffer from slowed development, emotional problems, and underachievement in education; and

WHEREAS, the Commission on People with Disabilities has identified increased development of accessible housing as a priority; and

WHEREAS, studies have shown that the most important piece of a person getting stabilized from struggles with employment, addiction, mental health issues and physical health is by having stable, long-term housing as a first step; and

WHEREAS, unemployment and poverty are systemic problems, and individuals should not be blamed for the lack of income or stability to maintain housing; and

WHEREAS, in 2006, the Dane County Homeless Services Consortium developed a Community Plan to Prevent and End Homelessness in Dane County; and

WHEREAS, the U.S. has ratified the International Covenant on Civil and Political Rights (ICCPR), giving it the force of law, which protects individuals from discrimination based on property and economic status; and

WHEREAS, the UN Human Rights Committee has asked our government to take "adequate and adequately implemented" measures to remedy the human rights abuse of having a 12% African-American population but having African-Americans making up 50% of all homeless in the U.S.; and

WHEREAS, the U.S. has ratified the Convention on the Elimination of All Forms of Racial Discrimination (CERD), which requires the government to eliminate all racially discriminatory effects of government laws and rules; and

WHEREAS, the City of Madison, as a recipient of federal funds for housing and development, has an obligation to affirmatively further fair housing; and

WHEREAS, the United States has signed onto the Universal Declaration of Human Rights, which provides that "Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including...housing..."; and

WHEREAS, the human right to housing includes legal security of tenure, availability of services and infrastructure, affordability, habitability, accessibility, location, and cultural adequacy; and

WHEREAS, we join the efforts of Washington D.C., Cook County, Illinois, Minneapolis, New York City and Los Angeles to recognize and progressively realize the human right to housing at the local level;

NOW, THEREFORE, BE IT RESOLVED that housing be recognized as a human right and that all people who desire a place of shelter and stable long-term housing be prioritized to have this basic need met both temporarily and permanently. In doing so, the City of Madison recommits to the goals in its Comprehensive Plan that call for the availability of safe, decent and sanitary and distinctive housing for all residents as well as the objectives and policies that accompany that goal. The City of Madison also recommits to the goals and objectives in the Community Plan to Prevent and End Homelessness in Dane County.

BE IT FURTHER RESOLVED that the City of Madison will initiate the process of developing a Housing Plan and consider creating a staff position that will be responsible for housing policy.

BE IT FURTHER RESOLVED that the Housing Plan will include an assessment of the affordable and accessible housing needs in Madison and recommendations for strategies to provide those housing units and shelter beds at appropriate affordability levels by 2031, including ensuring that enough accessible housing is available.

BE IT FURTHER RESOLVED that the City of Madison will explore creative uses of the public (e.g., TIF, the Affordable Housing Trust Fund, and federal, state and local government funds) and private dollars to provide a variety of increased affordable housing, accessible housing and shelter beds, as identified in the plan above.

BE IT FURTHER RESOLVED that the issues and solutions contained in the People's Affordable Housing Vision will be reviewed and considered for incorporation into the Housing Plan.

BE IT FURTHER RESOLVED that the Housing Plan will include recommendations of policies to prevent foreclosures, evictions, criminalization of homelessness and to help stabilize people in their housing.

BE IT FURTHER RESOLVED that the Housing Plan will affirmatively further fair housing as required by the U.S. Department of Housing and Urban Development.

BE IT FURTHER RESOLVED that the Housing Plan will primarily make recommendations based on the current housing market conditions but will not overlook issues that may face the City if the market

changes.

BE IT FINALLY RESOLVED that the City of Madison will work in partnership with Dane County, surrounding municipalities, and community partners to develop the Housing Plan and address housing issues in the region.

(56)

REFERENCE MATERIALS

Annual Report on Homeless Served in Dane County, City of Madison Community Development Division (2009)
<http://www.cityofmadison.com/cdbg/docs/homeless_rpts/2009AnnualHomelessReport.pdf>

Dane County Task Force on Poverty Report to the County Board, Nov. 5, 2009
<http://pdf.countyofdane.com/commissions/Task_Force_on_Poverty_Report.pdf>

Final Report, Dane County Task Force on Racial Disparities in the Criminal Justice System, Sept. 2009
<http://danedocs.countyofdane.com/webdocs/pdf/oeo/final_report.pdf>

Final Report, Dane County Enhanced Youth Gang Prevention Task Force, Sept. 2007
<http://www.danecountyhumanservices.org/pdf/gang_task_force_report.pdf>

A report on the effects of the "Baby Boomer" generation and how this will influence the social, economic, community and political developments to come, Dane County Task Force on Aging
<http://pdf.countyofdane.com/humanservices/aging/aging_task_force.pdf>

Community Plan to Prevent and End Homelessness in Dane County, Dane County Homeless Services Consortium, April 2006
<http://www.cityofmadison.com/cdbg/docs/community_plan_to_end_homelessness_final.pdf>

City of Madison Comprehensive Plan, 2006
<<http://www.cityofmadison.com/planning/ComprehensivePlan/adoptedplan.cfm>>

Dane County Comprehensive Plan, 2007
<<http://www.daneplan.org/plan.shtml>>

Rivedal, K., *Property Trax: Average price for Madison apt rentals rose nearly 18 percent year-over-year in May new survey finds*, Wisconsin State Journal, June 29, 2011
<http://host.madison.com/wsj/business/real-estate/article_06feb2ee-a1d0-11e0-90c6-001cc4c03286.html>

Out of Reach 2011: Renters Await the Recovery, National Low Income Housing Coalition, June 2011
<<http://www.nlihc.org/oor/oor2011/data.cfm?getstate=on&getmsa=on&msa=560&getcounty=on&county=3105&state=WI>> (URL for Dane County/Madison FMA Data)

"Simply Unacceptable": Homelessness and the Human Right to Housing in the United States 2011, National Law Center on Homelessness and Poverty, June 2011.
<<http://www.nlchp.org/content/pubs/SimplyUnacceptableReport1.pdf>>

Ray, N., *Lesbian, gay, bisexual and transgender youth: An epidemic of homelessness*. New York: National Gay and Lesbian Task Force Policy Institute and National Coalition of the Homeless, 2006
<<http://www.thetaskforce.org/downloads/HomelessYouth.pdf>>

Hate Crimes against the Homeless: Americans Growing Tide of Violence. National Coalition for the Homeless, August 2010.
<<http://www.nationalhomeless.org/publications/hatecrimes/hatecrimes2009.pdf>>

Beyond 50 2003: A Report to the Nation on Independent Living and Disability, American Association of Retired People (AARP), Washington, DC, 2006
<http://assets.aarp.org/rgcenter/il/beyond_50_il.pdf>

PEOPLE'S AFFORDABLE HOUSING VISION

A vision for the Madison area to expand low income housing opportunities, ensure dignity and a path to stable housing for the homeless, provide greater accountability for violations of local housing laws and increase local government resources to support housing programs.

Pursue Innovative Permanent and Transitional Low-Income Housing Options: Pursue development and prevent further demolition of single room occupancy housing (SROs); expand affordable housing options through housing cooperatives, co-housing and community land trusts and ensure the new zoning code encourages this type of housing; explore a tenant interim lease program (a program from NYC) in which tenants move into buildings purchased by the city with the opportunity for tenant management and eventual ownership as a low income housing cooperative.

Expand the Warming House: The city and county should work together to study how warming house services could be expanded so families are not turned away from shelter. More immediately, the city should appropriate \$10,000 for the Salvation Army to use to secure alternate shelter for families using the Warming House who have sick children, as a public health measure.

Improve Homeless Services: Develop and enforce shelter standards needed to ensure the humane treatment, safety, security, health and sanitation of shelter residents and to recognize the dignity inherent in each shelter resident. Shelter services should be trauma-informed and recovery-oriented. A shelter monitoring committee should oversee these standards and a third-party grievance process should be available to those seeking or receiving services from shelter. Additional funding is needed for shelter residents who are sick and/or just released from the hospital to secure alternative shelter. Study the need for family, men's and women's shelter space.

Expand Quality Case Management Services for Homeless and Formerly Homeless Individuals and Families: More resources must be devoted to expand case management services by hiring case managers who are well-trained, culturally competent, possess solid case advocacy skills, have vast knowledge of available resources (including public benefits), and experience working with low-income people and people of color. Case management should be expanded in existing programs and added to programs which do not currently offer case management, including the men's shelter. Case managers should carry a reasonable case load (Child Welfare League of America standard is no more than 17 families at a point in time).

City Grant Writer: Hire a city grant writer to seek federal and foundation funding for not only homelessness and housing issues, but staff support and training for funded agencies. Prioritize sensitivity training for people providing direct services as well as administrative training and support.

Property Tax Fairness - LLCs: Investigate taxes lost through sales of LLCs which result in the true value of the property not being accurately reflected.

Greater Enforcement of MGO Chapter 32 "Landlord and Tenant": The City Attorney's office should hire a full time person to field tenant complaints of lease violations. Violations would be limited to those violations that do not need outside investigation, but can be determined by

documents provided by the complainant. The City Attorney's office should be given the authority to either ticket or file long form complaints based on the violations and investigate patterns of abuses if immediate resolution is not reached through discussions with the landlords. Based on the number of complaints, the city should study the feasibility of a housing court. A meaningful landlord registration ordinance should be passed, which would require landlords to provide the city with ownership and contact information and allow the city to collect information about rents, apartment features and other data.

Expand Language Access and Bilingual Information and Services to LEP Populations: Hire more bilingual staff (Spanish and Hmong) in city departments including Housing Operations, Building Inspection, Municipal Court, etc. An ordinance should be passed which requires the use of leases, termination notices, non-renewal notices and court documents in Spanish and Hmong when that language is the primary language of the tenant.

Housing Operations Ombudsman: An ombudsman position should be added to CDA of the City of Madison Housing Operations Unit and the Dane County Housing Authority to help resolve disputes between the housing authorities and those who participate in their subsidized housing programs.

Security Deposit Loan Program: The Security Deposit Loan Program, a program developed in Iowa City, would be a jointly established program between a local housing organization and a local Bank to provide no-interest loans for rental security deposits. The loan program is based on a revolving fund of money, allowing additional loans to be made as payments are received. The program would contribute to a households' self-sufficiency through the establishment of a credit file or to repair bad credit. Grants would be sought to cover loans not paid back.

Protect Tenants from Irrelevant, Unreliable and Dated Credit History: Housing providers should be prohibited from denying an application for residential tenancy based solely on: (a) the filing of an eviction action which resulted in a dismissal; (b) credit history which is unrelated to a housing obligation; or (c) credit history related to a housing obligation which is more than two (2) years old.

Protect the Use of Service Animals: We support specifically expanding local equal opportunity ordinances to prohibit discrimination in housing and public accommodations against persons who have animals which a qualified professional has recommended as providing a beneficial service or support.

Support the Vision by Signing the Petition!

Please take a second to sign on at <http://bit.ly/pplshsng> and spread the word to your contacts to do the same.

Join us on Facebook at **Petition to Support the People's Affordable Housing Vision.**

Email peopleshousingvision@gmail.com to express your support and let us know if and how you'd like to get involved.

DANE COUNTY RECOGNIZES HOUSING AS A HUMAN RIGHT

Many homeless individuals and families in Dane County have been unable to find shelter because the demand outstrips the availability of space at area homeless shelters. In 2009, over 2,400 individuals were turned away from shelter, and 92% were individuals with families. In all but 6% of cases, the turned-away families were rejected due to a lack of shelter space or lack of funds to pay for motel vouchers. As a result of resource limitations, families with children can only stay in a shelter up to 90 days and have a 180 day life-time limit on staying at a shelter.

People in need of shelter include women who fear the threat of violence, school children, people of color, the elderly, and youth who identify as lesbian, gay, bi-sexual, transgender and/or queer.

- In 2010, 25% of families and 23% of single women reported "the threat or fear of violence" as the reason they were seeking shelter; 791 household members spent at least one homeless night as a result of "violence or the threat of violence".
- In 2010, 1055 children in families and 29 unaccompanied youth were served in homeless shelters.
- Homelessness impacts a disproportionate number of people of color in Dane County, with 70% in shelter identifying as non-white. African Americans make up the largest minority group (87%) seeking shelter.
- In 2010, 29 persons in the Dane County shelter system were 65 years old or older.
- Nationally, 20 – 40% of homeless youth identify as lesbian, gay, bisexual, transgender and/or queer compared to only 3 – 5% of the overall youth population.

Access to housing is a key element in addressing many issues in Dane County, including gang prevention, crime, and poverty.

- In 2007, the Dane County Enhanced Youth Gang Prevention Task Force listed "accessible and affordable housing" as one of their prevention strategies and recognized that "stable and affordable housing is foundational to family stability and gang prevention".
- In 2009, the Dane County Task Force on Racial Disparities in the Criminal Justice System, reported "ex-offenders returning to the community after prison face great difficulty obtaining stable housing, employment, support, and treatment" which is "instrumental in avoiding re-incarceration".
- In 2009, the Dane County Task Force on Poverty's 2009 report identified "seeking housing" as one of the underlying problems for Dane County citizens in poverty.

The cost of rent for housing in Dane County is high, and well beyond the ability of workers making minimum wage or who rely on government assistance. Currently, there is a high demand for rental housing and little vacancy, resulting in a price increase of almost 18% in the past year alone. A renter making minimum wage would have to work 79 hours per week to afford rent for a 1 bedroom rental unit, 93 hours for a 2 bedroom unit, and 125 hours for a 3 bedroom rental unit. Those who rely on SSI or W-2 as income make hundreds less than necessary to pay fair market rent. Fully 52% of Dane County renters are unable to afford a 2 bedroom unit at fair market rent. Pressure on rental housing can be expected to increase as record numbers of Dane County homeowners face foreclosure.

The lack of accessible housing in our country has reached crisis levels and people with disabilities have named housing their #1 issue of concern. Because of work disincentives, employment discrimination and the lack of educational opportunities, over 70% of people with disabilities are not working and are on benefits. People receiving SSI earn an average of \$650 per month and this results in tremendous need for affordable and accessible housing.

Communities across the country have worked to recognize housing as a human right, including Washington D.C., Cook County, Illinois, Minneapolis, New York City, and Los Angeles. As a recipient of federal funds for housing and development, Dane County has an obligation to affirmatively further fair housing.

(60)

NOW, THEREFORE, BE IT RESOLVED that the Dane County Board of Supervisors recognizes housing as a human right and that providing access to this basic need both temporarily and permanently for those who desire a place of shelter is a priority.

BE IT FURTHER RESOLVED that the Dane County Board of Supervisors recommits to the goal in the Dane County Comprehensive Plan to “promote and support a full range and adequate supply of housing choices throughout the county that meets the needs of persons of all income levels, age groups, household sizes, and persons with special needs”, as well as the policies that accompany that goal.

BE IT FURTHER RESOLVED that the Dane County Board of Supervisors endorses the goals and objectives of the Community Plan to Prevent and End Homelessness in Dane County, Wisconsin, updated in June, 2011 by the Dane County Homeless Services Consortium.

BE IT FURTHER RESOLVED that the Human Services Board, working with other local government groups as necessary, initiate a process of developing a Housing Plan by September, 2012. The Housing Plan should:

1. Include recommendations for strategies both to provide housing units and shelter beds at affordable levels, and to address the need for accessible housing;
2. Consider creation of a staff position responsible for housing policy;
3. Provide an approach for reducing the number of homeless children in schools in Dane County by 50% by September 1, 2015; increasing the number of single room occupancy housing units by 100 units and the number of housing units affordable to families supporting themselves on SSI or W-2 by 100 units by Sept 1, 2015; and ensuring that no one seeking shelter will be denied access to shelter; and providing additional daytime shelter space in the downtown Madison area;
4. Explore creative uses of public and private dollars to increase affordable housing, accessible housing, and shelter beds, to achieve one-to-one replacement of affordable housing removed from the community, and ensure relocation costs or the right to return for those displaced;
5. Consider issues and solutions contained in the People’s Affordable Housing Vision
6. Affirmatively further Fair Housing as required by the U.S. Department of Housing and Urban Development; and
7. Recommend policies to prevent foreclosures, evictions, utility shut-offs, criminalization of homelessness, and to help stabilize people in their housing.

BE IT FINALLY RESOLVED that the Human Services Board provide an annual report by September 1 of each year to the County Board that tracks and assesses the affordable and accessible housing needs in Dane County by community, using information initially provided by federal, county and cities sources.

Adopted by the Dane County Board of Supervisors July 12, 2012.

(61)

TASK FORCE ON POVERTY REPORT

Dane County Task Force on Poverty

III. RECOMMENDATIONS FOR POLICY INITIATIVES AT THE COUNTY BOARD LEVEL

Poverty issues need to be front-burner issues for Dane County government.

Our findings have reinforced this position. Based on the highlights of policy and community impact, review of resources and most effective ways to move people from a state of crisis or vulnerability to stability, the following recommendations are proposed to the Dane County Board:

1. **Consider the impact on people in poverty before any decisions (finance, zoning, ordinances, resolutions and otherwise) are made by the Dane County Board.**
 - **Include low-income people as citizen appointees on committees – not just ones that concentrate on poverty issues.**
 - **Include “Impact on Dane County residents in poverty” sections to Policy Analysis Statements attached to County Board resolutions and staff reports for Zoning and Land Regulation Committee applications.**
2. **Restore proposed cuts to vital Human Services Programs throughout Dane County and resolve to maintain or increase the level of investment in services.**
3. **Make the Task Force on Poverty a permanent commission.**
 - **A permanent commission will be able to work with the County Board to implement policies to help people become more self-sufficient. Elimination of poverty requires on going attention, resources and commitment. Rotating membership allows broader participation and engagement on these issues.**
 - **A permanent commission with a rotating membership can serve as a reminder of the need to keep this issue on the front burner for the County Board.**
 - **A permanent commission will be able to work with other counties’ anti-poverty commissions to share ideas and best practices.**
4. **Collaborate with municipal and school leaders to maximize resources for households affected by poverty.**
 - **Encourage further communications between Dane County Dept of Human Services staff and representatives from Dane County municipalities and school districts.**
 - **Encourage agencies that have clientele most affected by cuts in services to inform the Dane County Board of changes in funding priority.**
5. **Ensure that future transportation plans include practical and affordable options for people in poverty to improve access to jobs and services.**

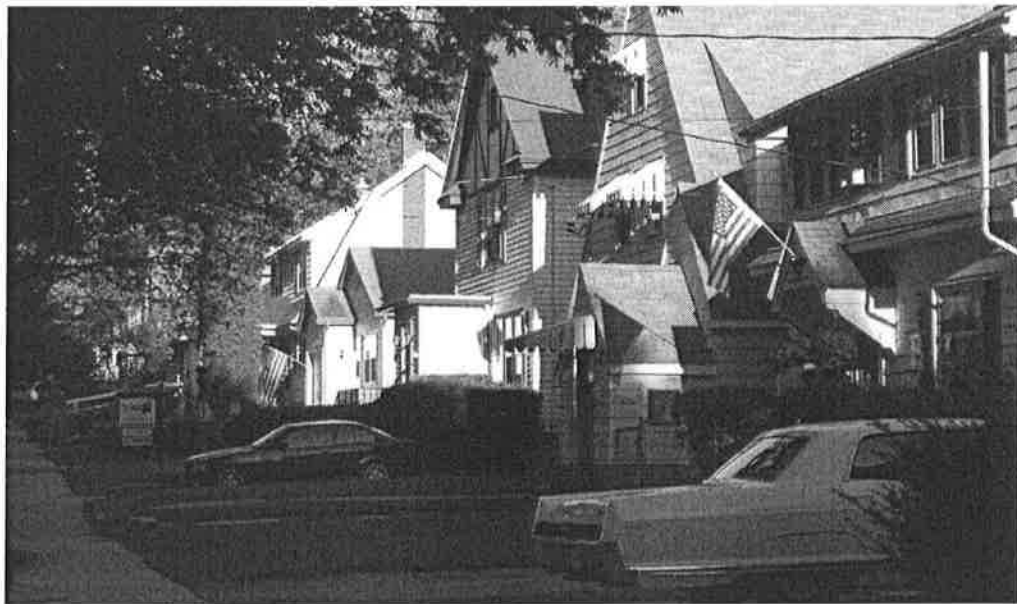
6. **Transportation planning for senior services must include access to no-cost food options for older adults, like community meals, pantries or farmers' markets, Make a affordable transportation available for those who need it.**
7. **Support the expansion of community and pantry gardens to enable more people to grow their own food. Community gardens have proven to be an effective community development tool to strengthen communities while increasing access to locally grown food.**
8. **Dane County Leaders should use the Wisconsin Elder Economic Security Standard Index Report, July 2008, to evaluate current policies and consider developing and promoting equitable and rational public policies. *(The report has analyzed the actual poverty status for older adults living in Dane County)***
9. **Adopt a self-sufficiency matrix to measure progress out of poverty. This matrix could be used by the public, private and non-profit sectors to track progress and make course corrections in programming and services.**

While 4,209 non-profits may operate within the county, most are located in Madison, leaving a large gap for smaller communities. This disparity is addressed through some countywide services, some through Dane County Dept of Human Services, but they are inadequate. Citizens at listening sessions often repeated this concern.

At issue as well, is how coordinated these services are in terms of assessing need and case management that result in people moving toward greater self-sufficiency. How many different places do people need to go to get help? What role does the faith based community play? Is there a better system?

Finally, while there is much work to be done to alleviate poverty in Dane County, the Task Force recognizes that the Dane County Board cannot accomplish these goals on its own. It can, however, take the lead and mobilize a community-wide system that works with people to move everyone toward greater self-sufficiency.

The Task Force challenges the County Board to lead the way.



4

HOUSING

***THE PLAN: GOALS, OBJECTIVES, POLICIES AND
IMPLEMENTATION RECOMMENDATIONS***



TABLE OF CONTENTS

Housing Overview 4-1

Summary of Housing Issues 4-2

Housing Affordability 4-2

Housing Quality and Adaptation 4-2

Housing Design and Maintenance 4-3

Housing Goal, Objectives, and Policies 4-4

Encourage a Range of Housing Choices and Viable Neighborhoods 4-4

Increase Housing Affordability 4-6

Preserve Existing Housing Quality and Adapt it to Changing Needs 4-9

Housing Implementation Recommendations 4-10



HOUSING OVERVIEW

Housing serves as shelter from the elements, as both object and source of investment, as economic driver and employer, and as an essential part of the fabric of neighborhoods and the community. This Comprehensive Plan’s housing goals, objectives, and policies build upon the themes from several previous plans and strategies adopted by the Common Council:

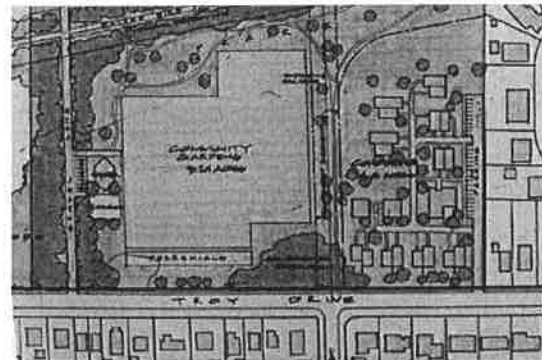
1. Comprehensive Housing Affordability Strategy (CHAS) adopted in 1990, 1992, and 1996;
2. City of Madison’s Strategic Management System goals and objectives adopted in 1994;
3. City of Madison’s Council objectives
4. City of Madison’s Five-Year Housing and Community Development (Consolidated) Plans (2000 to 2004, 1995 to 1999, and 1990 to 1994);
5. Madison Community Development Authority Public Housing Plans



Affordable Housing on Dayton Street

These plans and strategies affirm the centrality of housing within the lifeblood of Madison, and stress several themes that lay the foundation for this element.

Madison includes a relatively well-maintained and balanced housing stock, considering its demographics, history, and national location. The City must continue to maintain the health of its current stock, while developing new housing to meet the changing demands and expectations of a ‘dwelling unit’.



Madison has supported and approved many affordable housing projects to diversify the housing stock of the City, including a co-housing development at Troy Gardens.



(ele)



SUMMARY OF HOUSING ISSUES

INCREASE HOUSING AFFORDABILITY WITHOUT SACRIFICING LONG-TERM QUALITY OF LIFE

This issue strives to determine how Madison can create higher densities of dwelling units and less expensive production and financing systems to lower housing costs over the next 25 years. The primary factors underlying this issue include:

- Madison's relatively healthy economy and higher quality of life tend to sustain higher housing costs.
- Public infrastructure costs and private household resources can be reduced through intelligent use of higher housing densities, both in construction and ongoing operational costs.
- Higher density is one method of reducing land and some support costs for housing.
- Higher density at some levels or in some configurations may detract from other qualities of life within neighborhoods, or alter desirable social and economic mixes within a specific neighborhood.

PRESERVE THE QUALITY OF EXISTING HOUSING AND ADAPT IT TO A CHANGING POPULATION

This issue strives to determine how Madison can preserve the functionality and character of its existing housing stock, while adapting the current built housing to new demographic needs. The primary factors underlying this issue include:

- Over three-quarters of Madison's housing stock was built before 1958.
- Current housing will continue to age and deteriorate without additional reinvestment in maintenance and basic systems.
- Technological changes in the building industry have changed expectations of how a dwelling unit performs, in terms of energy conservation, radon, and other issues.
- Madison's population continues to change its demographic character in terms of household size, occupant ages, and life-styles.

DESIGN AND MAINTAIN HOUSING AS A WAY TO CONNECT PHYSICAL DEVELOPMENT TO BUILDING COMFORTABLE AND VIABLE NEIGHBORHOODS AND A CITY FOR ALL RESIDENTS

This issue strives to determine how Madison can design, help build, and help maintain a mix of residential dwellings and the informal group infrastructure within neighborhoods that provide market or institutional viability for non-residential components, and help build a sense of connection across economic classes, cultural and racial groups that together foster a higher level of neighborhood and community well-being.

The primary factors underlying this issue include:

- Where one lives and how one lives can help shape neighborhood efforts to foster a sense of connection (or isolation) to the overall community, and what one is willing to contribute to the greater community in terms of economics, taxes, shopping, recreation, and active voluntarism.
- Gated communities and larger complexes may sometimes build a sense of community within their boundaries or may sometimes raise barriers to connections to the larger city and county.
- Housing location, wealth, poverty, cultural mores and discrimination may sometimes lead to greater isolation for particular groups within Madison, and even within the County.



Community playground



New Boy's and Girl's Club in the Allied Dunn's Marsh Neighborhood



New development in the Allied Dunn's Marsh Neighborhood



HOUSING GOAL, OBJECTIVES, AND POLICIES

The following goal, objectives and policies provide the basic framework for housing decisions. A *goal* is a statement that describes in general terms a desired future condition. An *objective* is a statement that describes a specific future condition to be attained. A *policy* is a course of action or rule of conduct to achieve the goals and objectives of the Plan.

The goal, objectives and policies reflect previously adopted plans and policy documents, as well as the ideas, comments, and concerns expressed by numerous groups and individuals at community open houses, small group meetings and through a community survey.

Goal: The City of Madison shall facilitate physical, institutional, financial, policy and community cultural (value) environments that support the development, construction, preservation, and availability of safe, decent, sanitary, and distinctive housing for all Madison residents, and contribute to the development of strong neighborhoods and a thriving, viable healthy city.

OBJECTIVE AND POLICIES TO ENCOURAGE A RANGE OF HOUSING CHOICES AND VIABLE NEIGHBORHOODS FOR ALL RESIDENTS

Objective 1: Promote housing development and reinvestment that encourages a range of housing choices for all residents and that helps physical dwellings contribute to the development of safe, comfortable, and viable neighborhoods, and a community for all residents.

Policy 1: Promote the flow of information, open and equitable rental and sales practices, a range of housing choices that help individuals make informed decisions, and reduce the discriminatory barriers to the rental, purchase or development of housing units.

Policy 2: Continue to educate citizens on their rights and responsibilities with regard to equal opportunities and fair housing.

Policy 3: Enforce citizens' rights regarding equal opportunities and fair housing.

Policy 4: Encourage the design of neighborhoods and housing to promote a variety of lifestyle choices, while still contributing to livable and sustainable environments, which are comfortable and safe for a variety of household types.

Policy 5: Encourage housing designs that serve people with disabilities.

Note: This could include developing visitability standards for home construction so that a certain percentage of new residential developments include specific features such as wide passage doors, at least half bath/powder room on the main floor and at least one zero-step entrance.

Policy 6: To the extent possible, promote a variety of ownership programs to reinforce stability of housing for some income groups.

Policy 7: Promote a variety of programs and services to help stabilize housing for other lower income or special need groups.



Affordable and accessible housing designs

Note: Use such tools as inclusionary zoning, scattered site financial assistance, policy coordination with schools and other public entities, and neighborhood intervention strategies to maintain the health of all neighborhoods within the City.

Policy 8: Promote policies and land and business development decisions that help strengthen existing housing, potential infill housing sites, and neighborhood and public areas in locations near centers of employment.

Policy 9: Work with employers and businesses to site their businesses near residential dwellings that could be a source of housing for their employees, and to foster mixed-use residential and commercial buildings within certain commercial areas.

Policy 10: Promote workforce housing and walk to work programs that can contribute to a level of integration at the neighborhood level that will promote a higher sense of the community and involvement across the entire City.

Policy 11: Promote the development and operation of multi-modal transportation so that housing can be built or expanded along predictable transit zones and corridors that encourage reasoned land use, reinvestment, viable neighborhoods with a full range of neighborhood-serving businesses, and compact development.



Housing

Policy 12: Work with employers, businesses, and public institutions to site their business and service locations, parking, transit stops or bicycle paths for employees or customers on the edges of denser residential neighborhoods and support a mix of residential dwellings within neighborhoods.

Policy 13: Foster the involvement of neighborhood associations, business groups, and non-profits in the decision processes related to housing and land use in ways that balance the goals of participation and production.

Policy 14: Conduct advanced planning with stakeholder housing groups and enunciate expectations regarding the type and scale of development.

Policy 15: Streamline decision processes that focus on central issues like affordability, functionality, design, and neighborhood fit to help achieve some sort of effective balance of objectives within City processes.

Policy 16: Continue to explore ways to support non-profit and private-public partnerships to ensure that Madison citizens have quality, affordable housing.

OBJECTIVE AND POLICIES TO INCREASE HOUSING AFFORDABILITY

Objective 2: Increase housing affordability without sacrificing long-term quality of life.

Policy 1: Increase housing affordability while incorporating other long-term public and private goals into policy decisions affecting housing costs.

Policy 2: Reduce public infrastructure costs and private household expenses through intelligent use of higher housing densities, both in new construction and ongoing operation costs.

Policy 3: Design land use decision processes such as development and annexation to favor proposals that promote efficient land use and other practices that help reduce housing costs, within a measured balance of other public goals.



In the Old Marketplace and Tenney-Lapham Neighborhoods, mixed density housing is adjacent to duplexes and single-family homes.



Policy 4: Provide clear explanations of the City's decision processes and expectations to developers, builders, owners, and property managers as they become involved in those processes.

Policy 5: Analyze City decision trends to ensure that the long-term pattern of individual decisions is achieving the range of stated City goals and avoiding unforeseen and costly ramifications that add to the long-term costs of housing.

Policy 6: Promote greater densities or use of land for housing in a manner that helps to reduce development and future operating costs for housing. Infill, redevelopment, cluster development, mixed-use buildings, and life-cycle cost analysis, and location-efficient mortgage financing tend to efficiently provide opportunities to minimize the costs of housing.

Policy 7: The City shall direct growth of new housing toward areas that are already planned for urban services and toward infill and redevelopment of existing areas in a way that harmonizes with existing housing and neighborhoods.

Note: Policies that address the urban design and character of infill development are discussed in various sections of the Land Use Chapter of this Comprehensive Plan. These sections include, but are not limited to, the "Infill Development and Redevelopment Objectives and Policies" and the "Established Neighborhood Objectives and Policies."

Policy 8: The City shall also work within its own financial assistance programs, such as the Affordable Housing Trust Fund, the Community Development program, or the TIF program, and with private lenders and non-profits to leverage public and private resources to promote long term arrangements for affordable housing.



Madison's Inclusionary Zoning Ordinance seeks to create affordable housing units in new developments.





Policy 9: Promote technology innovation, including institutional and organizational arrangements that help conserve energy, reduce waste, or provide long-term operational savings, and reduce the cost of housing over the longer period.

Policy 10: Foster and promote energy conservation programs and provide model prototypes and information through pilot programs or the City's own modeling of longer-term savings.

Policy 11: Institute, support, and provide public resources to housing with terms that focus the public resources on the public goals, and that help recapture the initial public investment and its re-use for additional public investments in cost reduction and affordability.

Policy 12: The City shall work with community and non-profit groups to leverage initial investments in affordable housing into longer term sustainable arrangements, such as revolving funds, capacity-building efforts, gap financing, and alternative forms of ownership such as community land trusts, or coops or co-housing.

Policy 13: Monitor the availability of land or sites available for development and periodically estimate the supply of potential sites for affordable housing.



Infill and redevelopment at Lake Point

Policy 14: Promote the use or re-use of those sites suitable for affordable housing development to help assure an adequate level of sites for development as housing affordable to persons or households at key income ranges.

Policy 15: The City should review potential sites, land use decisions (such as up-zoning or special area designation of denser housing) or site control strategies (such as land banking) to help foster an adequate supply of land or sites for possible development or redevelopment for affordable housing.