



Department of Planning & Community & Economic Development
Community Development Division

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To: Mayor Paul Soglin
Common Council Members
From: Jim O'Keefe
Re: Affordable Housing / Homeless Services Background

A good deal of information has been requested and compiled in recent months regarding the City's activities in support of affordable housing and homeless services. Efforts continue to collect and analyze this data but I thought it might be useful to present some of what has been put together thus far.

While the City continues to direct considerable resources to serving homeless persons here, more than \$1.6 million, for example, in 2013, much of our attention has been focused on expanding and improving the supply of permanent affordable housing, and helping low and moderate income families gain access to it. In the past 5 years, the City's Community Development Division has spent \$14.1 million to help expand and improve the inventory of assisted housing units and \$5.8 million more to help qualified residents purchase homes or make rent payments. On average, these efforts help to create or improve more than 250 affordable housing units in Madison each year, help 70 families become new home owners and offer needed rent subsidies to 285 households.

At the same time, the City's Community Development Authority administers approximately \$14.5 million from HUD and a modest amount of City funds to provide rental assistance (Public Housing / Section 8) for more than 2,500 families, and operates another 230 affordable housing units without ongoing subsidies.

The following attachments provide some information around the following topics:

- Attachment 1 shows expenditures made during **the past 5 years** through the Community Development Division to support the creation, acquisition, rehabilitation and/or purchase of affordable housing units. In that time more than 400 assisted rental units have been added to the City's inventory. About 35 owner-occupied units have been constructed and 675 have been acquired and/or renovated.
- Attachment 2 describes **annual City expenditures** on behalf of affordable housing activities. It includes the current count of CDA-supported rental units and the average level of activities undertaken by the Community Development Division using federal, state and city funds.

- Attachment 3 identifies three City-assisted rental housing development projects, completed in the past year, and designed explicitly to serve homeless or formerly homeless persons. Together, they have added 67 new housing units for this targeted population.
- Attachment 4 provides details regarding specific uses of \$1.6 million of City-directed funds for activities related to addressing issues surrounding homelessness.

Community Development Division
Affordable Housing Expenditures and
Number of Units Created, Acquired, Rehabilitated, and/or Assisted, 2008-2012

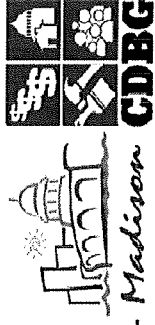
	2008		2009		2010		2011		2012		Totals		Average	
	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$
Rental														
New Construction	14	\$ 301,067	7	\$ 378,000	82	\$ 1,025,000	8	\$ 452,080	4	\$ 176,970	115	\$ 2,333,117	115	\$ 466,623
Acquisition/Rehab	150	\$ 622,921	36	\$ 1,437,354	18	\$ 927,046	13	\$ 266,880	71	\$ 666,341	288	\$ 3,920,542	288	\$ 784,108
Subtotal	164	\$ 923,988	43	\$ 1,815,354	100	\$ 1,952,046	21	\$ 718,960	75	\$ 843,311	403	\$ 6,253,659	403	\$ 1,250,732
Transitional Housing														
	170	\$ 71,300	27	\$ 981,510	0	\$ -	0	\$ -	7	\$ 312,559	204	\$ 1,365,369	204	\$ 273,074
Owner-occupied														
New Construction	10	\$ 564,800	9	\$ 144,900	5	\$ 411,047	8	\$ 241,033	4	\$ 216,000	36	\$ 1,577,780	36	\$ 315,556
Acquisition/Rehab	158	\$ 1,446,803	140	\$ 1,081,939	124	\$ 1,182,940	142	\$ 569,879	112	\$ 666,525	676	\$ 4,948,086	676	\$ 989,617
Subtotal	168	\$ 2,011,603	149	\$ 1,226,839	129	\$ 1,593,987	150	\$ 810,912	116	\$ 882,525	712	\$ 6,525,866	712	\$ 1,305,173
Totals	502	\$ 3,006,891	219	\$ 4,023,703	229	\$ 3,546,033	171	\$ 1,529,872	198	\$ 2,038,395	1319	\$ 14,144,894	1319	\$ 2,828,979

	2008		2009		2010		2011		2012		Totals		Average	
	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$
Downpayment Assistance														
	73	\$ 1,189,178	114	\$ 967,048	37	\$ 478,529	52	\$ 607,152	72	\$ 810,260	348	\$ 4,052,167	348	\$ 810,433
Rental Assistance														
	311	\$ 293,999	415	\$ 355,713	164	\$ 576,457	308	\$ 296,054	232	\$ 219,790	1430	\$ 1,742,013	1430	\$ 348,403
Total	384	\$ 1,483,177	529	\$ 1,322,761	201	\$ 1,054,986	360	\$ 903,206	304	\$ 1,030,050	1778	\$ 5,794,180	1778	\$ 1,158,836

Annual City Expenditures on Affordable Housing, and Outcomes

	Units	Federal/State \$	City \$	Total \$
CDA				
Public Housing and Vouchers	2,502	\$16,200,000	\$196,000	\$16,396,000
Section 42 Projects	164			
CDD/EDD				
Housing Projects*	264	\$2,595,613	\$233,366	\$2,828,979
Downpayment Asst, Rent Assist*	363	\$1,158,836	\$338,898	\$1,497,734
	3,293	\$19,954,449	\$768,264	\$20,722,713

** These figures reflect average annual totals based on actual experience over the 5-year period from 2008-2012.*



**City of Madison Community Development Block Grant Office
Community Development Division, Department of Planning & Community & Economic Development
CDD-Assisted Affordable Rental Units Completed in 2012**

FOR HOMELESS OR FORMERLY HOMELESS

Non-profit Housing Provider	Project Name	HOME Assisted Units	Total Units	HOME \$	Total \$
NEW CONSTRUCTION					
Porchlight	Safe Haven, PTO & Affordable Housing	7	48	\$313 K	\$4 M
<i>Neighborhood/NRT</i>	Nakoosa Trail (off of N. Stoughton Rd near Wal-Mart)				
<i>Target Population</i>	Homeless & formerly homeless individuals w mental illness				
<i>Size of units</i>	SROs & Efficiencies				
<i>Income Targeting (% CMI)</i>	<30% CMI				
<i>Rents</i>	Varies - \$0 for Safe Haven, 30% of income for balance of project				
<i>Other Notable Features</i>	2 Structures • 14 SRO units & 34 Efficiencies (inc. 18 PTO for Homeless/AODA) Allows Safe Haven program to move from substandard building. • Will operate as sober campus.				
ACQUISITION & REHAB OF NEW UNITS					
The Road Home	Housing & Hope II (Balsam Rd)	6	15	\$308 K	\$708 K
<i>Neighborhood/NRT</i>	Meadowood Neighborhood & Balsam-Russett NRT				
<i>Target Population</i>	Formerly homeless families w children				
<i>Size of units</i>	Renovation will include reconfigure to total of 15 2- and 3-Bedroom units				
<i>Income Targeting (% CMI)</i>	<30% CMI				
<i>Rents</i>	Rent will be \$200 or 30% of income				
<i>Other Notable Features</i>	Individuals that resided in buildings at the time of purchase have been allowed to stay. • In 2009, Committee invested \$308,000 in H&HI which is fully operational housing 15 families w children, providing on site support services on Vera Court.				
Housing Initiatives	706 Pinecrest Dr.	4	4	\$139 K	\$278 K
<i>Neighborhood/NRT</i>	Carpenter-Ridgeway (off E. Washington & Hwy 30)				
<i>Target Population</i>	Homeless adults & families w mental illness				
<i>Size of units</i>	Two 1-Bedroom, Two 2-Bedroom				
<i>Income Targeting (% CMI)</i>	<30% CMI				
<i>Rents</i>	30% of income (all have ShelterPlus Care or Sec. 8 rent subsidy); HOME rents \$762-\$850				
<i>Other Notable Features</i>	Lead Abatement • Foreclosed Property • Employed OFS Grad Crew				
Total Completed HOME Assisted Units FOR HOMELESS in 2012		17	67	\$760	\$4,986 K
		<i>% of total units and funds</i>		42%	63%
County Median Income (CMI)					
< 30% CMI = extremely low income					
31-50% CMI = very low income					
51-80% CMI = low income					
Total Completed HOME Assisted Units in 2012		64	116	\$1,726	\$8,269 K
Total Completed CDBG Assisted Units in 2012		64	72	\$63	\$81 K
Grand Total Completed CDD Assisted Units in 2012		128	188	\$1,789	\$7,950 K

**City of Madison, Community Development Division
2013 Homeless Funding**

SERVICES

Community Action Coalition for South Central WI. Housing Counseling	\$24,077 City ¹	Information and referral and short term housing and budget counseling for very low income persons to enable them to find and maintain housing.
Community Action Coalition for South Central WI Rentable Program & Case Management	\$345,853 City ESG ² HPP ³	Provides financial assistance and support services to persons to prevent an eviction and to move homeless persons into housing.
Dane County Parent Council Case Management Hope House	\$20,000 ESG	Case management services for young homeless single women with small children in Early Head Start program.
Domestic Abuse Intervention Services Housing Related Aid for Victims of Domestic Abuse	\$29,870 City	Motel vouchers to housing victims of domestic abuse when there is no room in the shelter.
Legal Action of Wisconsin Legal Advocacy	\$10,000 ESG	Provide legal services to low income persons at risk of homelessness.
Lutheran Social Services Off the Square Club	\$35,625 City	Daytime resource center for persons with mental illness.
Porchlight Eliminating Barriers to Housing and Employment	\$25,000 City	Financial assistance provided to prevent homelessness or to move from homelessness to housing for case managed persons.
Porchlight Hospitality House/DIGS	\$52,079 City \$44,313 ESG	Day time resource center staff to assist persons in finding housing, jobs, etc. DIGS makes financial grants to persons in need to housing in the form of first month's rent or payment of back rent to avoid eviction.
Porchlight Outreach Medical Services	\$25,000 ESG	Mental health services for persons engaged with Porchlight Outreach Program through HEALTH Hut.
Porchlight PTO Maintenance and Training	\$4,000 ESG	Trains residents of transitional housing program in skills needed to prepare a vacated rental unit for another program participant.
Porchlight PTO Employee Readiness Program	\$11,137 THP	Prepare PTO resident for employment and employment retention through use of technology-based relapse prevention.
Porchlight Outreach	\$40,000 City	Outreach program that helps homeless persons connect with needed services and housing.
Porchlight STABLE	\$24,217 ESG	Transitional housing and support services for formerly homeless single individuals.
Porchlight Support Services/Operations	\$87,026 City	Supportive services for previously homeless persons in transitional and supportive permanent housing at the Brooks Street SRO facility.
The Road Home of Dane County Case Management & Operations	\$20,000 ESG \$9,000 ESG	Case management services for homeless families in shelter to help find and maintain housing; pays a portion of the rent for day resource center for families
Stoughton United Ministries Pathways to Self-Sufficiency	\$20,000 ESG	Provides case management and financial assistance for families at risk of homelessness in Stoughton.
The Salvation Army Emergency Family Shelter / Warming House	\$15,000 City \$25,750 ESG 10,000 City	Operation of year round overflow shelter for families with children when there are no shelter beds or motel vouchers available. Also pays for case management to assist family to find housing. City pays a portion of budget; Dane County HS and private funds pay the balance. Additional funds were added to pay for costs related to cold weather overflow shelter at The Salvation Army and Porchlight.

¹ City tax levy² Federal Emergency Shelter Grant funds³ WI Homeless Prevention Program funds

The Salvation Army Medical Shelter	\$10,500 ESG	Financial assistance to pay for motel vouchers to shelter homeless individuals who for medical reasons are unable to stay at the emergency shelters.
The Salvation Army Waitlist Case Management	\$25,000 ESG	Case management services for homeless single women and families with children who are waiting to access emergency shelter.
Tellurian UCAN Employment Specialist	\$24,917 ESG	Support for previously homeless single individuals in becoming job ready and finding employment according to their ability.
Tellurian UCAN ReachOut Financial Housing Assistance	\$12,503 City	Financial assistance grants for first months rent and rent subsidy to help homeless individuals move from the street into housing.
Tenant Resource Center Housing Mediation, Housing Counseling and Outreach/ Education	\$4,000 \$15,000 ESG \$61,474 City	Mediation services for tenants and landlords to reduce homelessness as a result of evictions in small claims court. Also housing counseling one-on-one and through workshops and group presentations on tenants rights.
United Way of Dane County Rapid Re-housing for Families	\$71,250 ESG	Rent subsidies and support services to move homeless families from shelter into permanent housing.
YWCA of Madison Second Chance Tenant Education Workshop	\$47,000 ESG	Six hour tenant education workshops to assist previously homeless tenants in finding and maintaining housing.
Youth Services of Southern Wisconsin Youth Street Outreach	\$25,000 ESG \$20,000 City	Outreach engagement and case management services for homeless unaccompanied youth (under 18 years of age) to help them find safe housing.
Agency TBD through RFP Coordinated Intake /Assessment	\$74,997 City ESG	Funds available for initial implementation of coordinated intake/assessment model being developed by HSC agencies.

CAPITAL

Housing Initiatives Acquisition	\$216,000 HOME ⁴	Acquire 4 units as housing for homeless single individuals with mental illness.
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ADMINISTRATIVE

City of Madison CD Division	\$114,902 CDBG ESG	Staffing for Collaborative Applicant for CoC process; lead CoC staff for homeless management information systems; collect, analyze and issue reports on data supplied by HSC agencies on homeless served; lead applicant for state funds; contract administration; CoC lead for Community Plan to Prevent and End Homelessness Updates, Coordinated Intake & Assessment, and Written Standards; coordinates HSC communication.
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TOTAL: \$1,630,490
City⁵ \$ 470,382
State⁶ \$ 122,185
Federal⁷ \$1,037,923

⁴ Federal HOME funds

⁵ Includes City Levy

⁶ Includes Homeless Prevention Program and Transitional Housing Program

⁷ Includes Community Development Block Grant, HOME and Emergency Solutions Grant