

## Heidi's 2019 County Budget Amendments

County Board Budget Hearing October 17, 2018 at 6 PM

### EXEC (meeting 10/18)

#### **Video Recording Pilot for Standing Committee Meetings of the County Board , Executive Committee Operating Amendment**

~~\$10K~~ — Exec Recommendation

Increase operating expenditures by ~~\$6,720~~ to cover the cost of video recording two standing committee meetings of the County Board per month as part of a pilot project to increase community access to standing committee meetings.

Justification: Currently, only the meetings of the Dane County Board are regularly recorded for public viewing on Madison City Channel. The League of Women Voters has encouraged the Dane County Board to make more standing committee meetings available to the public through videorecording. This funding would cover video recording costs for 4 hours per month for standing committees of the County Board.

### HHN 10/23, 10/24, and 10/30 (and Human Services Board 10/18)

#### **Supportive Services for Rethke Terrace Residents and Rapid Rehousing Program for Homeless Veterans and Chronically Homeless Individuals on Dane County Priority List HHN Operating Amendment**

~~\$140K~~ —> HHN Recommendation

Increase operating expenditures by ~~\$140,000~~ to fund the following:

- (1) \$20,000 to increase funding for supportive services for residents of Rethke Terrace
- (2) ~~\$90,000~~ for case management services (approximately \$60,000 anticipated for staffing)
- ~~\$60K~~ and rent subsidies (approximately \$30,000 anticipated costs for subsidy payments) for rapid rehousing programs for homeless individuals on the community-wide Priority List, specifically: (a) veterans who are not eligible for Veterans Affairs Supportive Housing (VASH) or Supportive Services for Veterans Families (SSVF) programs; and (b) chronically homeless individuals with a score of 7 or below.

Justification: Since 2015, Madison/Dane County Continuum of Care (CoC) has partnered with Dane County, United Way, Veterans Administration and City of Madison in the national Built for Zero Initiative to end veteran and chronic homelessness. The opening of Rethke Terrace in June 2016 was the first major permanent supportive housing initiative of the City of Madison and Dane County and resulted in many homeless veterans and chronically homeless individuals moving from the streets into housing. Additional funding is needed to provide supportive services to Rethke Terrace residents to ensure housing stability.

As of October 11, Dane County has 49 homeless veterans, 12 of whom are chronically homeless. Veterans who do not qualify for the supportive services and resources available through the VASH and SSVF programs face significant barriers to getting housed. A targeted approach is needed to reach these veterans in order to end veterans' homelessness. We have 285 chronically homeless individuals on the Priority List. There are about 83 chronically homeless individuals on the list who will never get into permanent supportive housing programs because they have a score of 7 or below. With subsidy and services, we expect this funding could support housing for up to 20 homeless individuals on our Priority List per year. Rapid rehousing funding would facilitate more housing placements of homeless persons in projects funded by Dane County's Affordable Housing Development Fund.

***Redirecting Funding from Wisconsin Coalition Against Homelessness to Wisconsin Housing First Coalition***

*HHN OA-6 (Sponsor: Supervisor Wegleitner)*

Redirect \$6,000 in funding for Wisconsin Coalition Against Homelessness membership to the Wisconsin Housing First Coalition. The Wisconsin Housing First Coalition offers technical assistance and training on Housing First, connects Dane County with other Wisconsin communities working on Housing First, and engages in advocacy at the State level to promote Housing First.

Justification: The advocacy of Wisconsin Coalition Against Homeless has resulted in funding for programs that are inconsistent with Housing First practices, which is of concern to the Homeless Services Consortium of Dane County (HSC). The Homeless Services Consortium of Dane County is committed to Housing First, but seeks resources for more Housing First training opportunities for its members. Financial support for the Wisconsin Housing First Coalition is an investment in more technical assistance and training opportunities in Housing First practices for Dane County providers and an investment in a statewide coalition advocating for funding and policies to support Housing First.

**Personnel & Finance Committee (10/22)**

***Increase Affordable Housing Development Fund to \$6M***

*Personnel & Finance Capital Amendment*

Increase affordable housing development fund from \$3M to \$6M to fund more affordable housing development projects.

Justification: According to Dr. Kurt Paulsen's 2015 Report, "Housing Needs Assessment: Dane County and Municipalities" over 22,000 very low income households pay more than 30% on rent. Over 12,000 very low income households pay more than 50% of their income in rent in Dane County, of those 2,200 are seniors. There is a gap of 11,414 units of affordable housing for households at 30% of area median income (AMI) or less and a gap of 5,800 units for

households at 50% AMI or less. In 2018, Dane County received \$6.3M in requests for funding from the Affordable Housing Development Fund. In 2018, Dane County doubled the number of units it had previously created in prior funding years. With double the funding authorization, Dane County can make more progress in closing the significant housing gap that persists.

***Advancing Fair Housing and Tenant Protections to Promote Housing Access and Stability in Dane County Funded Housing Projects***

*Personnel & Finance Capital Amendment*

Motion: Add Appendix A to 2018 RES-256. Appendix A specifies RFP and contracting requirements for the Affordable Housing Development Fund.

Justification: Dane County has an obligation to affirmatively further fair housing and eliminate impediments to fair housing. Making more units accessible to homeless individuals on the community-wide Priority List and improving screening criteria are critical strategies to promote fair housing in County funded projects. Dane County also supports positive landlord-tenant relations and seeks to invest in housing projects which will respect the rights of tenants and prevent the exploitation of tenants. Minimum standards in Dane County funded housing projects will ensure that funded projects are not unfairly denying access to housing and protecting tenants from landlord abuses. All RFPs for affordable housing development funding in 2019, including AHDF, CDBG, and HOME, and all contracts awarded pursuant to the same shall include the following, which shall be binding on the recipients and its agents, successors, and assigns.

Appendix A

**1. Designated Units for Individuals and Families on Community-wide Priority List for Housing.** Projects must target at least 12% of their units for individuals or families on the Community-wide Priority List for Housing maintained by the Homeless Services Consortium of Dane County. If the project is designated for families, but there are no families on the Priority List at the time of leasing, the unit shall be set aside for a household on the individuals' (aka singles) Priority List. These targeted units shall be filled by the Housing Placement Groups of the Homeless Services Consortium.

**2. Tenant Selection and Admissions Process.**

I. Projects must submit detailed tenant selection plans and certify that their screening criteria is designed to affirmatively further fair housing and does not disproportionately deny access to any protected class in Dane County. To that end, the screening policies shall be prohibited from denying applicants based on the following:

a. Inability to meet a minimum income requirement;

- b. Lack of housing history;
- c. Credit score;
- d. Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, and water only) obligation.
- e. Inability to meet financial obligations other than housing and utilities necessary for housing quality (gas, electric, water)
- f. Owing money to a prior landlord or negative rent payment history if the tenant's housing and utility costs were more than 50% of their monthly income.
- g. Owing money to a prior landlord or negative rent or utility payment history if applicant does one of the following: (1) establishes a regular record of repayment of the obligation;(2) signs up for automatic payment of rent to the housing provider; or (3) obtains a representative payee.
- h. Wisconsin Circuit Court Access (aka CCAP) records;
- i. Criminal record, except if the program or project is federally assisted, criminal activity for which federal law requires denial.
- j. Membership in a class protected by Dane County fair housing ordinances and non-discrimination ordinances in the municipality where the project is located.

II. Prior to a denial based on a criminal record, the housing provider will provide the applicant a copy of the criminal record and an opportunity to dispute the accuracy and relevance of the report.

III. Prior to a denial based on a criminal record, the housing provider shall provide the applicant the opportunity to exclude the culpable family member as a condition of admission of the remaining family members.

IV. Prior to a denial decision, the housing provider shall meet with the applicant to review their application and make an individualized determination of their eligibility, considering all relevant circumstances of the case, including (a) factors identified in the provider's own screening policies, (b) if applicable, federal regulations, © and whether the applicant has a disability that relates to concerns with their eligibility and an exception to the admissions rules, policies, practices, and procedures are necessary as a reasonable accommodation of the applicant's disability.

V. Denial decisions shall be based on sufficient evidence. See HUD Notice PIH 2015-19. An arrest record or police incident report is not sufficient evidence. Uncorroborated hearsay is not sufficient evidence.

VI. Denial notices shall include the following:

- a) the reason for denial with details sufficient for the applicant to prepare a defense, including
  - i) the action or inaction forming the basis for the denial,
  - ii) who participated in the action or inaction,

- iii) when the action or inaction was committed, and
- iv) the source(s) of information relied upon for the action or inaction.
- b) Notice of the applicant's right to the copy of their application file, which shall include all evidence upon which the denial decision was made.
- c) Notice of the applicant's right to copies of the housing provider's screening criteria
- d) Notice of the right to request an in-person hearing on the denial decision by making a written request for a hearing within 45 days. The person conducting the hearing must be a person who was not involved or consulted in making the denial decision nor a subordinate of such a person so involved.

3. **Late Fees.** Project property management must not charge late fees more than 5% of the tenant's portion of the monthly rent.
4. **Penalty Fees.** Project property management shall not use leases which include unreasonable penalty fees. All fees, except for late fees addressed in this section, set forth in a lease must be directly related to the cost for a specific amenity or service provided to the tenant.
5. **Security Deposits.** Project property management must not charge a security deposit more than one month's rent.
6. **Reasonable Guest Rules.** Tenants have the right to have guests. In the event the property management establishes rules related to guests, they must be reasonable. Should the property management wish to ban a guest of a tenant from the rental premises, it shall provide the tenant and the guest with notice and the right to dispute the ban at an in-person meeting.
7. **Rights of Youth to Access Common Spaces.** Project property management shall not establish rules that unreasonably restrict the rights of youth under the age of 18 to use and enjoy common areas without supervision.

