

Community Impact Report – Housing and Homelessness

Revised May, 2004

I. Statement of Need: Three factors related to existence of homelessness:

A. **Structural Factors:**

Housing Costs and Ability of individuals to stay in housing including family income:

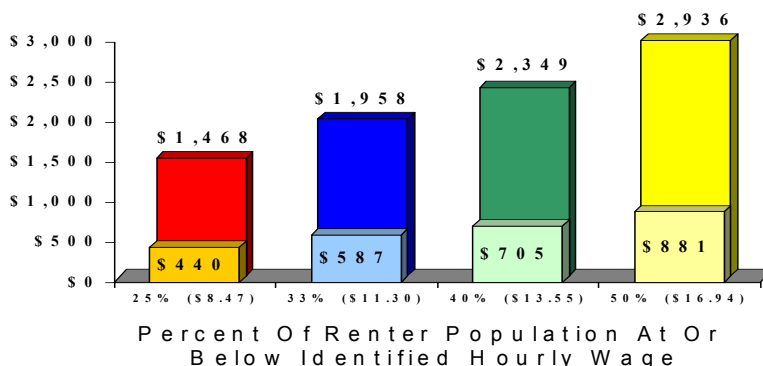
In 2000, an estimated 43,000 Dane County families had annual incomes at or below \$29,420. Using housing industry standards recommending that no more than 30% of household income should be spent on housing expenses, the maximum affordable monthly housing expense for a family of four at this income is \$735. Fair Market Rent for a 3-bedroom apartment in Dane County in 2000 is \$938. Nearly 3,000 individuals were turned away from Dane County shelters last year, more than half of whom were children. 42% of renters earning less than 80% of median family income paid 30% or more of their income to rent and 50% of them were families.

W H Y H O U S I N G I S N O T A F F O R D A B L E I N D A N E C O U N T Y

RENTS AT FAIR MARKET VALUE



INCOME AVAILABLE FOR RENT AT VARIOUS MONTHLY INCOME LEVELS



B. **Personal Vulnerability Factors:** (compound but do not in and of themselves create homelessness)

Reasons people seek shelter:

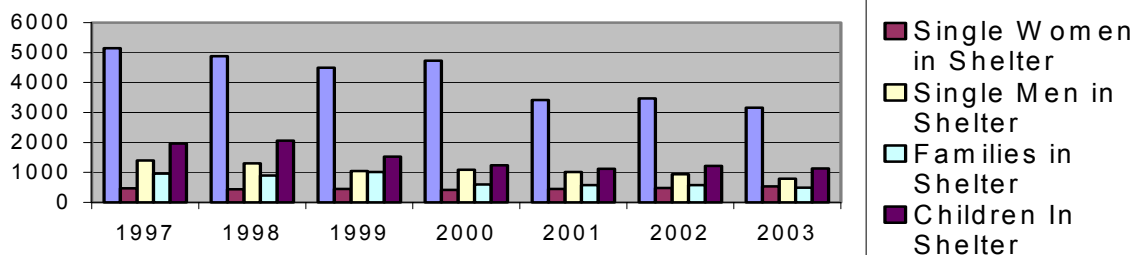
Threat or fear of violence: 1/3 of families
 Roommate or family conflict: 19% of single women, 26% of single men
 Non lease renewal: 12% of single women
 Not sufficient income to pay rent
 In transit/transient: 1/3 of single men, 14% of single women
 Teenagers: 77 total served. pop. Underserved.

Issues Homeless Present:

25% self report mental health issues
 (1/2 of single women, 22% of families, 25% of men)
 11% self report issues re. alcohol and other drug
 30% single women, 33% of single men
 Living in their vehicles prior to shelter:
 15% of families and single women, 21% of single men
 11% of single men are veterans

C. **Social policies, public policy decisions that determine resource availability and use:**

Dane County Emergency Shelter Use



From Madison CDBG: "Generally the number of individuals reports as served in shelter has decreased since 1997.

The numbers of families served has declined from a high of 1012 in 1999 to 495 in 2003. The reduction in families served is partially a result of Dane County Human services funding changes that allows the family shelter gatekeeper (Salvation army) to serve families for a maximum of 90 days at one time rather than the previous 30 days..."

"...there is an effort made to adjust the reported numbers to minimize duplication in the numbers of persons turned away and the number served by both motel vouchers and shelter. ...this does not include the number of people who identify themselves as doubled up with friends and family."

The number of homeless households turned away has fluctuated greatly over the years. It is unknown as to the reason the numbers turned away has fluctuated so much. Some may be due to changes in funding or program requirements, or errors due to changes in in-take staff.

The total number of shelter beds in Dane County:

beds families & women: 141

beds single women:20

beds single men: 115

beds Mentally Ill: 14

Public Money in Homelessness in Dane County:

HOW MUCH IS SPENT ON SHELTER

FEMA	\$90,000
State	\$ 1,244,000
County	\$ 4,546,000
School District	\$ 700,000
City	\$ 292,000
United Way&Private Donations	\$1,702,000
Client & Insurance Fees	\$2,654,000
Other	\$370,000
TOTAL	\$11,598,000

BIG PICTURE HOUSING COSTS

Federal (Section 8 & HUD)	\$13,908,693
State	\$ 1,244,016
County	\$ 4,546,300
School District	\$ 700,000
City	\$ 292,135
United Way&Private Donations	\$1,702,100
Client & Insurance Fees	\$2,654,671
Rental Income	\$1,485,296
Other	\$370,625
TOTAL	\$26,403,729

Money Spent just on Homeless Shelter Costs in Dane County:

Salvation Army	3,600,000
Interfaith Hospitality	330,000
DAIS	240,000
YWCA	1,900,000
THI	2,200,000
Briarpatch	430,000
Port St. Vincent	
Special Needs Vouchers	
Transitional Housing Beds 656 additional beds/\$150 mo.	1,200,000
TOTAL:	9,700,000

II. Quantifying the Unmet Need:

A. Total Number of Affordable Housing Units In Dane County: (Indicator of Community Change)

Federally Assisted Housing:

3,292 Units serving 2331 households in 2002

Units With Tax Credits:

1,779 Units serving 940 households in 2002

B. Unmet need based on the WHEDA rental housing inventory for 2002:

Renter Type, County Wide:	# w/ incomes below 80% of Median Family Income:	Assisted Rental Housing Supply	Percent of Assisted Housing Need Met:
Elderly/Disabled:	7,182	4,106	57.2%
Family Households	14,746	4,981	33.8%
Renter Type, Just City of Madison:	# w/ incomes below 80% of Median Family Income:	Assisted Rental Housing Supply	Percent of Assisted Housing Need Met:
Elderly/Disabled:	5,069	2,309	56.8%
Family Households	9,837	3,508	23.5%

Current Rents in Dane County:

Area:	Total Rental Housing:	Area Gross Rent	Median Househ'ld Income
All of Dane County:	73,691	Range from \$539 - \$828	\$49,223
Madison Only	49,132	\$641	\$41,496

Conclusions from this data, that is updated annually: If we assume that home ownership does not significantly alter the need and availability of affordable housing in Dane County, we can conclude that:

- Only 41% of aggregate need is met
- There are 3,076 elderly and disabled in Dane County without affordable housing
- There are 9,765 families in Dane County without affordable housing
- There is a need for 12,841 more affordable units in Dane County.

III. What Works:

Local Research: A Housing Stability Evaluation was conducted by Real World Research in Madison, Wisconsin in 2002-3, based on six-month, twelve-month and eighteen-month stability analysis. Housing stability rates were compared based on levels of support provided families, with five levels of support identified. Families that received financial assistance, case management and workshops had the highest stability in both six- and twelve-month analysis. The level of housing stability was significantly influenced by the degree of comprehensive support. This pattern was sustained when the interacting variables of families were held constant. The study affirms the critical value of quality follow-up with troubled families placed in housing. As a result of these findings, it is clear that long term case management for families at risk of homelessness to locate/retain affordable housing, management of personal finances, emergency financial assistance and training on how to be a better tenant are critical to success. Also critical to success is the development of additional housing units through making existing units more affordable and increasing housing stock.

National Research: National research supports increasing the supply of affordable housing, especially subsidized housing, and supporting specific strategies of Eviction Prevention, Tenant Landlord Mediation, and Financial Counseling

United Way Strategies:

For Pre-Homeless:

- Focus United Way of Dane County funding on prevention of homelessness
- Early and intensive case management
- Affordable Housing and Employment Training
- Strong landlord partnership

To Increase Affordable Housing:

- Identification and creation of specific opportunities to bring funders and developers together
- Provide incentives and resources needed for partners to create solutions

IV. Who are our Partners:

United Way works with many partners of the Dane County Homeless Services Consortium, including:

- Leadership agencies providing direct services:
 - Community Action Coalition
 - Transitional Housing, Inc.
 - City of Madison and Dane County Community Development Block Grant (CDBG) Office
 - Dane County Housing Authority
 - Madison Metropolitan School District
 - Middleton Outreach Ministry
 - Workforce Housing Committee
 - Dane County Human Services
 - Agencies providing direct services

