



**Dane County Comprehensive Planning  
Housing & Economic Development Work Group  
Additional Policy Recommendations 5/12/06**

**Meeting with Mark Smith, State Housing Specialist, Family Living Center UW Extension**

- 1 Promote the rehabilitation of housing stock as a means to maintain existing affordable housing, as well as to increase affordable housing
- 2 Identify resources for the rehabilitation of housing stock to promote affordability for the purpose of:
  - 1) upgrades to internal and external structures;
  - 2) reduction of environmental hazards such as lead paint and asbestos; and,
  - 3) increase in energy efficiency
- 3 Dane County and the City of Madison should explore options for working together to provide and promote affordable housing
- 4 Identify and establish the institutional framework to receive and initiate multi-level programs such as tax credit projects
- 5 Provide incentives to the housing industry such as expedited permitting and other tools, to promote the development and rehabilitation of affordable housing
- 6 Coordinate regular meetings for housing provider stakeholders including non-profit providers of housing and services, homeless services providers, and special needs providers
- 7 Expand support to non-profit housing organizations that build, rehabilitate and work to preserve affordable housing, through funding and collaboration
- 8 Explore options for countywide inclusionary zoning
- 9 Allow for and promote reduced lot sizes, setbacks, road widths, zero lot lines, and other regulations that can contribute to increased housing costs, and as defined in the BUILD TND ordinance, where appropriate

**Meeting with Dane County Health and Humans Services/Homeless Services Consortium**

1 Seek increased funding to the Dane County Human Services Department for programs and funding that provide emergency and homeless prevention services to individuals and families facing a housing crisis especially, but not limited to, the following:

- 1) Emergency shelter
- 2) Eviction prevention funding
- 3) Case management
- 4) Housing vouchers
- 5) SRO and transitional housing

in an effort to prevent housing crisis or homelessness, as well as the consequent increase in demand for emergency services and public expenditures.

2 Promote and support the Homeless Service Consortium Housing First pilot project in Dane County, as well as a system of tracking and reporting on the progress of the pilot project. If successful, help develop and promote educational and outreach materials for the program not only within Dane County, but in neighboring counties throughout Southern Wisconsin.

3 Support the Homeless Service Consortium to make sure that the public is aware of the issues surrounding homelessness, and the need for both private and public sector support.

4 Seek to increase funding for DCDHS Interim Assistance program in order to bridge the gap for more individuals before SSI and SSDI is established

5 Seek to increase funding for DCHS drug treatment and mental health service programs to help prevent homelessness

6 Promote initiatives and programs that focus on the prevention of homelessness and housing crisis including:

- 1) The affordable housing inventory listings such as the Wisconsin Front Door Housing website, as well as the Tenant Resource Center's apartment vacancy listing.
- 2) Retaining the numbers of Housing Choice Vouchers in the short-term, and to increase the number of vouchers available in future federal budgets distributed by DCHA and CDA
- 3) Supporting an increase in child care and transportation subsidies, and the elimination of co-pays for low-income households facing a housing crisis to prevent their return to homelessness and re-current demand for emergency services

7 Identify and evaluate homeless services programs in adjacent counties, and develop partnerships with neighboring counties to prevent homelessness.

8 Conduct an analysis of the following:

- 1) The cost per person for providing emergency housing and related services per homeless person in Dane County for three, six and nine month period.
- 2) The cost per person of chronically homeless vs. temporarily homeless (all others)

9 Through advocacy and education, promote the increase of wages for the bottom 15-20% of Dane County Workers, so they can remain in stable housing, and not return to dependency on Dane County human services

10 Develop criteria as part of the Dane County Affordable Housing Trust Fund for funding programs and initiatives that prevent and end homelessness

11 Provide increased access and options for transportation and child-care for low-income individuals so that they can get to work and maintain employment

12 Support the use of tax increment financing for providing housing for special needs residences

13 Encourage communities to require that a certain percentage of Tax-increment financing be dedicated to affordable housing for low-income, very low-income and special needs residents

**Responses from Focus Group conducted with W-2 workers and representatives**

- 1 Promote the use of affordable housing listings in Dane County to increase awareness and access to affordable housing for Dane County residents, including those with special needs
- 2 Promote the development of communities that integrate child-care; educate the housing industry about the need for housing and child-care to be located within neighborhoods and near housing
- 3 Promote the development of affordable housing that provides access to daycare, food stores, health care and services.
- 4 Promote housing development that provides housing for both families as well as their aging parents so families can live near each other, and so that grandparents can care for grandchildren.
- 5 Increase affordable housing options for the elderly
- 6 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
- 7 Explore housing that can include options for older and younger residents within the same unit, to provide for the aging demographic, as well as the increasing number of children who are being cared for by their grandparents
- 8 Explore alternative transportation options such as a county-wide carpool to increase transit options

**Other**

- 1 Provide a housing demand analysis forecast for the aging and retiring demographic so that the housing industry can plan for the future
- 2 Develop information and educational material on different housing options and examples for the aging demographic
- 3 Explore the development of programs for seniors to age in their homes that address issues of improved access and support services such as cleaning, shopping and basic care
- 4 Every two years, conduct a county-wide affordable housing analysis, and provide information about what qualifies as affordable housing to Dane County communities
- 5 Every two years, provide estimates for each community that analyze demand for housing given their population and growth trends
- 6 Explore opportunities to increase the financial literacy of high school students in order to increase their opportunities for finding and maintaining stable housing and becoming homeowners