

**SELECTED INVENTORY and FUNCTIONAL CHARTS
OF LOCAL, NON-PROFIT AFFORDABLE HOUSING
AGENCIES and PROGRAMS
IN MADISON and DANE COUNTY WISCONSIN**

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OVERVIEW OF AGENCIES AND BUSINESSES INVOLVED IN AFFORDABLE HOUSING

In Madison and Dane County Wisconsin, the development, sale, management and preservation of housing that is affordable to low and moderate income persons operates as a specialized market within the dynamics and constraints of the larger housing market.

A critical portion of this specialized market is managed or directly funded by public funds. Yet much of the housing that is affordable within Dane County operates in the more 'private' sectors of the general and informal housing market. While indirectly influenced or structured by Federal, State or local government regulations, this private housing sector is not directly governed nor funded by public or community bodies or funds, but is governed through public laws that regulate land use decisions, business practice and taxation, or tenant-landlord relationships.

The purpose of this brief report is to inventory the major local government programs and non-profit agencies involved in the development, sale, management or preservation of the affordable housing within Dane County.

The tables on the first several pages of this report attempt to **map the major functions** essential to the development, sale or management, and preservation of housing, and the relative roles played by these community groups and government or non-profit entities.

The second section is a representation of the **major municipal policy groups** within the City of Madison government that play a role in affordable housing.

The last section of this report is a **listing of major non-profit agencies** involved in housing, by agency name by alphabetical order, with a one or two sentence description of primary mission, population served, and major role and methodological approach to 'affordability'.

FIRST SECTION:

This table describes public groups and their major roles by Federal, State, or local levels of focus.

Governmental Bodies or Sponsored Entities and Their Major Roles in Affordable Housing				
PHASE \ MARKET LEVEL	Development	Sale	Management	Preservation
FEDERAL				
HUD		Multiple roles in regulatory & financing	Funding of housing certificates for eligible households	Preservation efforts for earlier assisted housing projects
FHA		Financing of single-family housing		
Fannie Mae		Secondary market packaging, direct financing roles for lenders, governments		
Freddie Mac		Secondary market maker		
Health and Human Services			Housing subsidies for low income households through TANF; Cash income through Social Security	
Internal Revenue Service	Oversight of the Low Income Housing Tax Credit program (Section 42)	Tax treatments for real estate	Regulates Section 42 program	
STATE				
Department of Commerce; Bureau of Housing, Division of Community Development	Provides development financing to developers & operators of housing, using Federal & State funds		Funding for housing and supportive services for shelter and transitional housing.	
WHEDA	Allocates LIHTCs for Wisconsin; Issues bonds for new construction; Provides direct grants through Foundation	Provides direct lending for some Statewide home-buying programs		Issues bonds for renovation
LOCAL				
Public Housing Authorities (including Madison CDA and Dane Co. Housing Authority)			Manage publicly owned rental housing units, &/or provide rent assistance certificates to households	
Dane County Planning and Development, CDBG	Land use regulation/zoning Financing			
Madison Planning and Development, including CED & CDBG	Land use regulation/zoning Financing			Operates building inspection program

This table describes some of the distinct non-profit groups active in Madison and Dane County by their level of focus and function.

A Few of the Local Groups within Dane County and Their Major Roles in Affordable Housing				
PHASE \ MARKET LEVEL	Development	Sale	Management	Preservation
STATE-WIDE GROUPS				
C-CAP	Builds housing in Waukesha area, Milwaukee and Madison	Provided homeownership assistance in non-Madison areas of Dane County		
Wisconsin Partnership for Housing Development	Builds or renovates housing in Madison, Sun Prairie & Milwaukee	Sells housing it has developed	Provides technical assistance & training to municipalities & other groups	
LOCAL				
Community Action Coalition of Southern Wisconsin			Operates housing counseling & renter assistance program (RENT-ABLE) for eviction prevention, rent subsidy assistance	
Common Wealth Development	Builds/ renovates housing for Marquette-Williamson area residents	Operates a lease to own program	Manages rental housing it developed	
Dane County Housing Authority		Operates Housing Counseling program for potential homebuyers	Administers choice voucher program	
Future Madison Housing Fund	Acquires/renovates rental housing		Oversees management of rental housing	
Goodwill Industries	Builds housing for special populations		Manages housing it develops	
Habitat for Humanity of Dane County	Builds self-help housing			
Housing Initiatives			Administers special housing certificate program & manages scattered site rental housing in Madison	
Independent Living (and affiliates)	Built or renovated housing for seniors		Manages rental housing it developed; operates a housing match program (HOMESHARE) for seniors, potential renters	
Madison Area CLT (Community Land Trust)	Builds or renovates housing using land trust model of ownership	Sells housing it develops, while retaining ownership of the land		
Madison CDA (Community Development Authority)	Facilitated redevelopment of Monona Shores and Lakepoint condos	Administers HOME-BUY assistance program for homebuyers	Oversees management of City's publicly owned housing and housing choice voucher program	
Madison Development Corporation	Acquires/renovates rental housing		Operates housing it renovates	

Madison Planning and Development, including CED & CDBG	Provides & use regulation/zoning; Operates financing programs like Capital Revolving fund, TIF, CDBG, HOME.		Provides staffing for management of CDA publicly owned housing; Operates financing programs like Capital Revolving fund, TIF, CDBG, HOME & ESG	Operates a rehab loan program for low & moderate income households in Madison
Movin' Out	Co-developed with Wisconsin Partnership 2 ownership projects	Operates a deep subsidy down payment program for its participants		
Operation Fresh Start	Builds/renovates housing for sale to income-eligible households	Sells housing built by youth to eligible households		
Porchlight, Inc. (The merger of Transitional Housing, Inc. and Community Housing and Services)	Acquires & renovates transitional & permanent housing		Operates Drop-In Shelter for men; Operates rental housing units for homeless single adults and families	
Project Home	Acquires/renovates housing for rent		Owens/sponsor rental housing; Operates financing program for rental property buyers	Operates home repair program for lower income owners
St. Vincent de Paul			Operates permanent & transitional housing	
The Salvation Army			Operates women & family shelter for homeless, & voucher program; Manages transitional housing for women	
Tellurian UCAN	Builds/renovates for permanent & transitional housing		Operates housing/supportive services for homeless & other special populations	
Urban League of Greater Madison		Participates with US Bank & WI Affordable Housing in Single Family Rent to Own program		
YWCA			Primarily involved in management of SRO housing for women, homeless families; Operates tenant education for homeless families	

This table displays selected developer organization by the type of housing built and target income level of their buyer, occupant, or renter.

A Sample of Local Non-profit and Government Groups within Dane County and Their Major Focus in Affordable Housing, by income level of participant and tenure type				
PHASE \ MARKET LEVEL				
OWNER/BUYER	Development	Sale	Purchase assistance to buyers	Preservation
Multi-range				
60 to 80% of median income	Madison Area CLT; Operation Fresh Start	Madison Area CLT; Operation Fresh Start	Madison CED, CDBG	
30% to 60% of median income	Habitat for Humanity Urban League	Habitat Humanity Urban League	Movin' Out	Madison CED
Under 30% of median income				Madison CED
RENTER/ HOMELESS	Development	Rent assistance to renters	Management	Preservation
Multi-range			Madison Development Corp..	Madison Development Corp.
60 to 80% of median income				
30% to 60% of median income	Common Wealth Development	Community Action Coalition	Independent Living Future Madison Housing	Future Madison Housing
Under 30% of median income		Community Action Coalition Madison CDA Dane Count Housing Authority Housing Initiatives	Bayview Foundation Bram's CDA/Madison CED Northport Packers Porchlight Quaker Housing St. Vincent de Paul The Salvation Army Tellurian UCAN YWCA	

SECOND SECTION: A tabular view of Madison’s **major policy committees related to housing.**

The City has established policy-related groups intended to help plan, build and preserve housing to meet the needs of Madison’s residents, and build a sense of community and strong neighborhoods. These policy groups can be displayed along axes related to the primary function of the Department of Planning and Development.

MAJOR MADISON HOUSING COMMITTEES AVAILABLE TO GROUPS BY INCOME AND TENURE				
FUNCTION	PLAN	BUILD/INVEST/FUND		PRESERVE/ASSURE
PRIMARY CUSTOMER		<i>Direct assistance to Households</i>	<i>Assistance to Groups / Businesses/ Developers</i>	
ALL HOUSING TYPES	<p>PLAN COMMISSION: Master, neighborhood & subdivision plans</p> <p>CDBG COMMISSION: Housing, community, & neighborhood development plans</p> <p>HOUSING COMMITTEE: Overall Housing Issues and includes the Tenant-Landlord & Housing Affordability Subcommittees</p>	<p>COMMUNITY DEVELOPMENT AUTHORITY (CDA): Direct rent assistance to individual households</p> <p>Joint City-County Section 8 Rental Housing Provider Advisory Commission (S8 Commission to help improve marketing of Section 8 to rental managers)</p>	<p>CDBG COMMISSION: Provides assistance to developers to buy, rehab/build with CDBG/HOME/Housing Trust Fund & other funds & TIF 10% set-aside. Oversees American Dream Downpayment program.</p> <p>COMMUNITY DEVELOPMENT AUTHORITY (CDA): Provides assistance to developers to buy, rehab/build with TIF & housing revenue bond project that may or may not include affordable units</p>	<p>ZONING BOARD OF APPEALS</p> <p>LANDMARKS COMMISSION</p> <p>URBAN DESIGN COMMISSION</p> <p>TENANT-LANDLORD RELATIONS</p> <p>EOC HOUSING</p>

List of Non-Profit Agencies Involved in Housing Development, Management, Preservation, or Housing Information and Assistance

AIDS Resource Center of Wisconsin (ARCW)..... Doug Nelson, Executive Director, 1-800-359-9272

AIDS Resource Center provides leadership in serving persons who are HIV and AIDS infected with medical, social service, and educational efforts. For persons/families with HIV/AIDS who are homeless, ARCW provides assistance in: locating emergency housing, short-term financial assistance to help pay housing costs, placement in long-term financial assistance programs, and referrals to additional health and social services. ARCW tailors its housing program to help people with HIV who also have chronic mental illness or substance abuse issues. Individuals receive counseling, support services and rent assistance to reduce or eliminate behaviors that may prevent them from maintaining secure housing. ARCW owns and operates housing facilities in Milwaukee that include a 29-bed SRO building, a 6-unit three-bedroom apartment building for families, and a duplex with 2 three-bedroom units for families.

ARC Community Services, Inc. Norman Briggs, Director AODA Services, 278-2300

ARC's primary focus is providing outpatient and residential substance abuse treatment services, specializing in services to single women and pregnant and postpartum women. ARC operates a 15 bed facility and a 12 bed facility for single women and a 12 bed facility for women with infants. ARC is the site of a statewide Urban/Rural Women's Alcohol and Other Drug Abuse Treatment Project charged with meeting the special needs of women with AODA issues by emphasizing parenting education, vocational and housing assistance and coordination with other community programs providing women-specific AODA treatment under intensive care.

Bayview Foundation David Haas, Executive Director, 256-7808

Bayview owns and manages a 102 unit complex located in Madison's near-west side and a neighborhood center on the site. Bayview offers a range of cultural, educational and recreational programming for its residents and the broader community.

C-CAP Scott Fergus, President, (800) 590-1745

C-Cap operates a set of affiliated organizations involved in the development of housing and the provision of homebuyer assistance, with a focus on the Waukesha area market. The homebuyer assistance program has helped some families in Dane County with down payment assistance funds.

Catholic Charities Brian Cain, Executive Director, 821-3100

Catholic Charities operates a number of programs that provide the full spectrum of services to individuals and families. Catholic Charities operates four facilities that provide services for homeless individuals who are chemically addicted. North Bay Lodge, Hope Haven and Colvin Manor and REBOS Chris Farley House provide sober housing for single men and women. Hope Haven/REBOS United contracts with Dane County to provide AODA treatment to participants in a jail diversion program.

City of Madison Community Development Block Grant Office Hickory Hurie, Supervisor, 267-0740

The CDBG Office/ CDBG Commission is charged with distributing federal, state and local funds so as to achieve the following goals: maintain and expand the supply of safe, affordable housing throughout the community; help businesses grow in ways that create employment opportunities for lower income persons; expand opportunities for low- and moderate-income persons to access self-help and recreational activities in friendly, safe, accessible and well-maintained civic spaces; and promote comprehensive, sustainable revitalization efforts within selected neighborhoods of the city where a majority to residents are low and moderate income.

City of Madison Community and Economic Development Unit Unit Director, 267-8725

The CED Unit offers rehab loans to owner-occupant households with income less than 110% of median, in order to help preserve Madison's housing stock. The Unit is the chief real estate agent for the purchase or sale of City land. The Unit also operates the Tax Increment Financing program, the housing Revenue Bond program, and the Capital Revolving Fund that sometimes helps finance housing projects, a portion of which is then reserved for affordable rents. The CED Unit is one of two Madison organizational units that provides staffing to the Madison Community Development Authority.

City of Madison Housing Operations Augustine Olvera, Executive Director, 266-4675

The Housing Operations Unit of the City's Department of Planning and Development provides the core services necessary to operate important, federally funded, low-income housing programs and related services for the Community Development Authority (CDA). These services include low-cost public housing in 40 locations throughout the City of Madison with 327 units for families and 530 units for households with people over the age of 50 or people with disabilities; and 1,598 housing vouchers worth approximately \$6 million dollars used to pay a portion of rent for eligible low-income persons renting property from private landlords.

Common Wealth Development Corporation Marianne Morton, Director, 256-3527

Common Wealth is a local neighborhood development corporation focused on business development and housing improvements within the Wil-Mar neighborhood. The organization acquires and builds or renovates housing within the area, and operates a rent-to-own program. The organization has developed such pioneering projects as the Falconer Cooperative and the former Four Lakes Tavern property.

Community Action Coalition for South Central WI..... Greta Hansen, Executive Director, 246-4730 ext 217

Founded in 1966, CAC has created and operated a wide variety of programs aligned with their mission of developing the economic and social capacities of individuals, families and communities to reduce poverty in Dane, Jefferson and Waukesha Counties. CAC engages all parts of the community in the struggle to eliminate poverty, and encompasses eight divisions. The Family Support Division assists individuals, families and persons affected by HIV/AIDS prevent homelessness among people experiencing poverty. The division helps households find affordable housing or stabilize existing housing through case management, mediation, and information and referral. Caseworkers are located at CAC's Madison office and at select neighborhood JFF Offices. The Financial Services Division helps households experiencing poverty develop long-term financial security through financial literacy courses, Individual Development Accounts

(IDAs), financial assistance to qualifying households experiencing emergency housing needs, and telephone and bill-paying assistance programs. Financial assistance programs include first month's rent, eviction prevention and rent subsidy. Housing Services Specialists provide housing and budget counseling to households in need. The Food Resources Division works toward hunger prevention and increases food access and food security among people experiencing poverty by mobilizing and distributing food resources. The Food Resources Division distributes USDA commodities and other food-to-food pantries, meal sites and other distribution sites. In addition, the division coordinates food drives, supports the Dane County Food Pantry Network, and operates Food Fair (a food-buying club) and Wisconsin Harvest (a volunteer-run food recovery program). The Business Development Division promotes entrepreneurship and job opportunities for people experiencing poverty by equipping them to own and operate their own business. This division provides participants with one-on-one training to successfully complete a business plan, obtain start-up capital and operate their own profitable business. The Community Gardens Division promotes self-reliance for food security and fosters community building and management development by organizing communities experiencing poverty to collectively build, maintain and sustain the management of a community garden. This division provides technical assistance, leadership training and workshops at 14 Madison-area community gardens. The Citizen Advocacy Division initiates and supports freely given advocacy relationships between members of the community and people with developmental disabilities. The division initiates, supports and strengthens long-term relationships between advocates and partners. The Volunteer Services Division mobilizes volunteer and in-kind resources to assist CAC in obtaining its mission. The Volunteer Services Division includes AmeriCorps VISTA community organizers who help residents experiencing poverty learn leadership skills and improve their neighborhoods; community members who volunteer vital assistance; and a Clothing Center that ensures that people experiencing poverty have access to free, seasonally appropriate clothing and helps them stretch their budget.

Community Development Authority Mark Olinger, Director, 266-4635

The Community Development Authority contracts with the City of Madison Housing Operations Unit to lease and maintain the CDA's units of public housing and to operate the Section 8 Housing Voucher program which provides a rental subsidy for low-income eligible households.

Dane County CDBG Office Steve Steinhoff, Community Development Coordinator, 261-9781

The Dane County CDBG Office administers the County's CDBG and HOME programs, providing grants and loans to organizations, towns and smaller cities in the county for planning, housing, and neighborhood revitalization projects.

Dane County Housing Authority Carolyn Parham, Executive Director, 224-3636

Dane County Housing Authority works to further affordable housing for low-income families through the administration of rental and home ownership programs. Operated by the DCHA, the Dane County Section 8 housing vouchers serve 1,057 families, the Middleton Section 8 housing vouchers serve 103 families, 86 families receive housing in units located in Sun Prairie, Stoughton, Mazomanie and Monona and 16 elderly and disabled families are housed in Cross Plains. The Housing Resource Center provides first-time homebuyer's education classes, one-on-one financial and ownership counseling, materials on the home buying process, budgeting and credit information.

Dane County Human Services Lynn Green, Director, 242-7400

The Dane County Department of Human Services provides a comprehensive array of services and programs to over 30,000 customers in Dane County each year. Homeless families and individuals in the county are served primarily by two of the divisions. The Economic Assistance and Work Services Division helps people meet their basic needs, including shelter, food and medical care. The Division also promotes self-sufficiency through an array of employment services. The Adult Community Services Division funds and provides care and support for people who have a severe and persistent mental illness. A variety of services are provided by county staff and contracted agencies including, but not limited to, case management, community support programs, residential care, vocational services, and transportation.

Dane County Parent Council Maria Huemoeller, Executive Director, 275-6740

The Dane County Parent Council is a community-based private non-profit agency that sponsors a variety of child development and family support programs include Early Head Start, Head Start, and Hope House. Hope House provides housing for up to 90 days for three Early Head Start families at a time. Hope House provides families with case management support, including assistance with employment, education, parenting skills and child care as needed. Families receive staff support in obtaining needed services and help in finding permanent housing. Hope House staff continues to provide case management for a year after leaving for permanent housing to increase the chances that the family will remain stable.

Dane County Veterans Services Office..... Michel Jackson, Veterans Service Officer, 266-4158

The Dane County Veterans Services Offices helps veterans and their families obtain local, state and federal benefits. The Office helps veterans discover the benefits to which they are entitled and assists them with the application process. The Dane County Veterans Service Office is committed to advocate for veterans, provide quality services and programs for them and their families.

Dane Fund Salli Martyniak, Executive Director, 257-3863

The Dane Fund is a local community lending organization that provides bridge and longer term financing for affordable housing projects within the area.

Domestic Abuse Intervention Services Laura Noel, Executive Director, 251-1237

Domestic Abuse Intervention Services (DAIS) is a community-based, feminist organization committed to ending domestic abuse. DAIS operates a 25-bed shelter for battered women and their families. Individuals and families receive services such as: financial and case management, household budgeting, support groups, finding quality childcare, nutrition, job and housing search skills and other topics related to daily life. Services are not limited to those living in shelter. Individuals and families can also receive services while living outside of the shelter.

Ecumenical Housing Kevin Matthias, 221-4161

Ecumenical Housing manages a HUD-assisted apartment complex for seniors located on Dempsey Road.

Friends Community Housing John Merrill, President, 274-7828

A group of Quakers founded Friends Community Housing as a secular organization to provide rental housing to lower-income households. FCH's major projects include the acquisition and renovation of eight apartment building in the Allied Drive neighborhood, the establishment and spin-off of the Allied-Dunn's Marsh Neighborhood Center and active participation in neighborhood revitalization activities within the neighborhood.

Future Madison Housing Doug Strub, 836-1152

Future Madison Housing was started by a group of business leaders who wanted to help improve some of Madison's more challenged neighborhoods. The organization was instrumental in acquiring, renovating and improving the management of apartments in Vera Court, the Darbo-Worthington area, and Wexford Ridge.

Habitat for Humanity of Dane county Brian Miller, Executive Director, 255-1549

Habitat uses volunteers and community and business donations to build modest houses for resale to lower-income families. Habitat expects families to participate in the construction of their houses in the form of sweat equity and self-help housing. Habitat has remodeled existing multi-unit housing for condominium use, as well as constructed single-family houses.

Hope Haven/Colvin Manor Scott Forbes, Program Director, 255-0359

See Catholic Charities

Housing Initiatives Inc. Dean Loumos, Executive Director, 277-8330

Housing Initiatives (HII) provides rental subsidies for individuals and families with mental illness. HII (HII) provides tenant-based rental assistance for permanent housing to homeless mentally ill and disabled persons. Tenants receive supportive services from 3rd-party resources; in-place case management is required for admission to the program. Housing is scattered site and is owned as well as leased by HII.

Independent Living (and its affiliated subsidiaries) Rita Giovannoni, Executive Director, 274-7900

Independent Living operates a broad range of programs designed to help older people within a variety of housing settings. Independent Living owns and manages several rental and supportive housing developments as well as providing a range of services. Independent Living's most recent project is the acquisition and renovation of the former Attic Angel Tower complex on Segoe Road.

Interfaith Hospitality Network Rachel Krinsky, Executive Director, 294-7998 ext 302

Interfaith Hospitality Network (IHN) serves homeless families with children through collaboration with local religious congregations. IHN provides family shelter including meals, transportation assistance, educational workshops and intensive case management. IHN helps families transition from homelessness to housing, assists families in furnishing their new homes and offers housing stabilization services including case management and mentoring. IHN facilitates a consumer advocacy group (Tenant Advocacy Group – TAG) for area residents who have experienced homelessness and provides transitional housing through the Second Chance Apartment Project in collaboration with the YWCA.

Legal Action of Wisconsin Kevin Magee, Managing Attorney, 256-3304

Legal Action helps low-income people achieve equal justice by providing creative, effective and high-quality civil legal services. Legal Action's lawyers and paralegals help solve housing problems (public and private evictions and housing subsidy); public benefits problems (SSI and SSDI denials, W-2, food stamps and Medical Assistance); and family law, domestic violence and child abuse restraining orders, child custody when family violence is present. LAW's Migrant Project provides free assistance to migrant workers throughout the state primarily with employment and public benefit issues. Legal Action's services are free to eligible clients

Madison Area CLT (Community Land Trust) Greg Rosenberg, Executive Director, 280-0131

The community land trust acquires and renovates or constructs housing for sale to lower-income persons, while retaining the ownership of the land as a way to make the housing more affordable long-term to future buyers. The land trust has developed several properties, including a 14-unit condominium on Anniversary Lane, and is in the process of developing two projects on Northport Drive.

Madison-area Urban Ministry Mary Kay Baum, Executive Director, 256-0906

MUM promotes interfaith cooperation and collaboration, convenes and links people of faith communities to engage in social action, advocates for low income people, and emphasizes change in systems. Current MUM programs include Allied Partners; Prisoner Rehabilitation Project; Money, Education and Prisons; and Call to Renewal – Roundtable on Racism.

Middleton Outreach Ministry Rev. Dietrich Gruen, Executive Director, 836-7338

Middleton Outreach Ministry (MOM) is a local, faith-based service center and consortium of churches on the West side of Dane County. People look to MOM for commodities they lack (food, clothing, furniture) and for emergency funds and rental assistance within the MOM service area (defined as from Midvale Blvd west to Cross Plains, and from the Beltline north to Waunakee).

North Bay Lodge Bob Murray, Program Director, 249-2600

See Catholic Charities

Northport Apartments..... Carmen Porco, 255-2759

A group sponsored by the American Baptists used HUD and other funds to construct lower cost rental housing on Madison's northside. The organization operates a neighborhood center on site, including a Project Fresh Start program.

Packer Townhouses Carmen Porco, 255-2759

A group sponsored by the American Baptists used HUD and other funds to construct lower cost rental housing on Madison's northside. The organization operates a neighborhood center on site that includes a computer learning lab and other model tenant education and development programs.

Porchlight, Inc..... Steve Schooler, Executive Director, 257-2534

Porchlight, Inc. provides not only shelter but helps people build stable, independent lives by acquiring job skills and finding permanent housing. Porchlight operates seven programs that provide emergency housing, job counseling and training, and low-cost housing and are available to families and individuals in each stage of their transition from homelessness and poverty to economic independence. The Transitional Housing Program offers housing at 22 locations for families and individuals and provides case management for the residents. The Drop-In Shelter offers temporary emergency shelter for single men at Grace Episcopal Church, with seasonal overflow space at St. John's Lutheran Church, and St. Raphael's Cathedral. Hospitality House is a daytime resource center for homeless and low-income persons offering services such as employment and housing counseling, telephone access, and medical and legal assistance. Safe Haven is a shelter for homeless men and women with mental health issues. Safe Haven serves as a "portal of entry" to the community service system and offers basic services as well as a psychiatric clinic. S.T.O.P. (Sobriety Training Orientation Program) provides housing at a 5 bedroom SRO with a sober, supportive living environment for men that have become homeless due to addiction. S.T.A.B.L.E. (Skills Training and Barrier Limiting Education Program) provides housing and case management at a 12-bedroom facility primarily for women with mental health issues. The Partnership for Transitional Opportunities (PTO) provides 18 transitional SRO units for homeless single men and women who have issues with alcohol and other drug abuse.

Port St. Vincent Tom Renz, Director, 257-2036

Port St. Vincent is a 32-bed facility that houses and provides services to single men. In addition to the Port facility, an adjacent building is used to house 6 transitional residents. Six to ten beds are available on an emergency basis and the remainder is for longer-term housing, most of whom work and pay program fees in lieu of rent. Port St. Vincent is affiliated with the Society of St. Vincent de Paul.

Project Home..... Denise Matyka, Executive Director, 246-3733

Project Home was established to provide home repair and services to seniors and has since grown to assume other housing related roles. The organization operates an acquisition loan program (NOAH Program) for rental property buyers willing to live within their rental property. Project Home also developed the Prairie Crossing rental project in the Allied neighborhood area.

REBOS Chris Farley House..... Bob Murray, Program Director, 249-2600

See Catholic Charities

The Rodney Scheel House Foundation Bruce Bull Lyon, Resident Services Coordinator, 243-1830

The Rodney Scheel House includes 23 apartment units available to households where at least one person is disabled. Services are provided in-house by a services coordinator who ensures that resident households receive healthcare and social services for which they are eligible that will assist the households to live independently at the Rodney Scheel House.

Quaker Housing Judy Olson, Executive Director, 255-9133

Quaker Housing owns and operates a rental housing project for older people on Madison's south side. The organization recently completed a community room for use by residents and neighborhood and community groups.

The Salvation Army Major Paul Moore, Dane County Coordinator, 250-2321

The Salvation Army is a multi-faceted agency that is part of an international effort to provide assistance to those in times of crisis. Locally the Salvation Army operates a community recreation center, social service and church center, as well as an emergency shelter for families and for single women. The Salvation Army is the gatekeeper for both families and single women and is often called upon to place individuals in other Homeless Services Consortium agency beds or write a voucher for short-term housing in a local motel. The Salvation Army has also been the site of the seasonal warming house – overflow nighttime only shelter for families during the cold weather months.

Seton House Bonnie Benson, Manager, 257-0919

Seton House provides housing and services at three properties: one property contains five units for women with children, and two other properties that each serve three single women. Seton House is affiliated with the Society of St. Vincent de Paul.

SOAR Case Management Services, Inc..... Mike Matheson, Director, 287-0839

SOAR Case Management Services provides follow-up and short-term case management services to homeless individuals with mental health, physical health and substance abuse issues. Caseworkers assist homeless persons in securing an income and safe, affordable housing. Once in housing, the case managers will assist in daily living skills training i.e. money management, personal health, housekeeping, nutrition, and grocery shopping.

Society of St. Vincent de Paul..... Ralph Middlecamp, Executive Director, 278-2920

The Society of St. Vincent de Paul is a membership organization that serves the poor in Dane County. In Madison, the District Council operates Port St. Vincent de Paul (short-term and long term housing for single men) St. Elizabeth Ann Seton House (transitional housing for single women and women with children), a food pantry at the Williamson Street Service Center and five Thrift Stores scattered around the city.

Tellurian UCAN.....Michael Florek, CEO and President, 222-7311

Tellurian provides services to adults and adolescents in need of alcohol and drug treatment, mental health therapy and housing. Tellurian works with individuals at all points on the continuum but is committed to helping those most in need. Tellurian operates a number of programs that provide housing and services to homeless or those at risk of becoming homeless. The SOS (Start on Success) Project provides intensive transitional housing and services to chronically homeless families who have attempted to enter the Dane County shelter system at least three times since 1990. The THP (Transitional Housing Program) is a 20 bed Community Based Residential Facility for single men and women who are homeless and have a mental illness, a chemical dependence or both. The Community Intervention Team is a 10 member multi-disciplinary team providing assertive outreach and case management services to alcohol and other drug dependent clients, mentally ill clients, dually diagnosed clients and persons who are homeless due to mental illness and/or chemical dependency. UW Campus/Lower State Street project is an outreach program that supports the needs of homeless persons in the area and works to improve the safety of people in the area. Tellurian operates two permanent housing facilities for single adults with serious mental illness and/or chemical dependence who have previously been chronically homeless due to their disabilities. The Willie Street SRO is a 7 unit housing opportunity with a resident manager for persons who are homeless and who also have a serious and persistent mental illness and/or chemical dependency. Tellurian operates two group homes staffed 24 hours a day and serves people who are homeless and have serious and persistent mental illnesses.

Tenant Resource Center (TRC).....Brenda Konkell, Executive Director, 257-0143

The Tenant Resource Center is a non-profit organization with a small staff that relies primarily on volunteers to provide housing counseling, mediation and office assistance. TRC is dedicated to promoting positive relations between rental housing consumers and providers throughout Wisconsin. By providing information about rental rights and responsibilities, and access to conflict resolution, TRC empowers the community to obtain and maintain quality affordable housing. In addition to their role as educator and advocate on tenant's issues, TRC contracts with Dane County to provide housing counseling and case management at the Housing Help Desk located at the Job Center on Aberg Avenue.

United Refugee Services of Wisconsin, Inc.ThajYing Lee, Executive Director, 256-6400

United Refugee Services (URSW) serves refugees and other minorities, with a primary focus on Hmong, Lao, Cambodian and Kosovar residing in Madison and Dane County, with employment, language and job skills training, advocacy, food pantry, youth and seniors' programming. URSW provides housing assistance, both rental and ownership, including assisting with Section 8 applications.

United Way of Dane County Leslie Ann Howard, Executive Director, 246-4350

The mission of United Way of Dane County is to unite and focus the community to create measurable results in improving peoples' lives and strengthening the community. As part of their agenda for change for the community, United Way is focusing efforts so that there is a decrease in homelessness and more affordable housing is available. United Way provides financial, volunteer and in-kind support, access to collaborative networks, management assistance and program expertise to create measurable, sustainable results in our community.

Urban League of Greater Madison.....Edward Lee, Executive Director, 251-8550

The Urban League operates a number of innovative programs designed to build individual participant skills and knowledge about housing, employment and community resources. The Urban League partners with US Bank and the Wisconsin Affordable Housing group in a single-family rent-to-own program that buys and remodels scattered site houses and leases them for eventual sale to lower income households.

Veterans Assistance Foundation.....Deborah Oswald, Executive Director, 608/372-1282

The Veterans Assistance Foundation is a nonprofit corporation comprised of veterans who are nationally recognized as experts on the issues of homelessness among veterans. The VAF operates two Veterans Assistance Centers and three transitional living programs in the State of Wisconsin, including a transitional housing facility on Green Avenue in Madison. The mission of VAF is to operate programs designed to assist homeless or those veterans at risk of becoming homeless by providing a safe and secure environment through which they can access a wide array of human services. The VAF offers veterans a clean, safe, and healthy environment from which they will be able to access educational and vocational opportunities and training through portions of our program.

WI Dept. of Commerce, Division of Community DevelopmentMarty Evanson, Administrative Manager, 267-2713

The Division of Community Development provides housing assistance to benefit low- and moderate-income households through the Bureau of Housing. It offers state-funded housing grants or loans through local organizations, coordinates its housing programs with those of other state and local housing agencies, helps develop state housing plans and policies, and provides training and technical assistance. The division channels federal and state housing funds to local authorities and organizations and administers federal and state funds for the homeless.

WI Dept. of Veterans Affairs John C. Scocos, Secretary, 266-1311

The Wisconsin Department of Veteran Affairs operates three (3) transitional housing facilities across the state (King, Ft McCoy, and Union Grove) that assist 65 homeless veterans per night. The Department contracts with Veterans Assistance Foundation to run the day to day operations of their sites.

Wisconsin Partnership for Housing Development Bill Perkins, Executive Director, 258-5560

The Partnership has initiated a number of innovative financing programs for affordable housing development in Milwaukee and other areas of the state. The Partnership has provided technical assistance to community-based housing development organizations and some cities and counties in Wisconsin, and has served as lead developer for two homeownership projects in Madison and Sun Prairie.

Women in Transition.....Kathy Lemke, Executive Director, 244-2046

Women in Transition (WIT) operates two housing facilities. The first is 12-bed Community Based Residential Facility that serves single women with serious and persistent mental illness. The women are provided case management and share some house responsibilities. The second property is an eight-unit apartment building for single women with mental illness who are higher functioning than those residents in the communal living facility. Case management is also provided for the residents in the eight-unit building.

Women’s Transit Authority.....Lori O’Konek, Executive Director, 256-3710

The Women’s Transit Authority (WTA), using agency-owned vans and cars operate a nightly rape prevention ride service for women. During weekdays, WTA offers rides to men and women to medical appointments and food pantries.

YWCA of Madison..... Eileen Mershart, Executive Director, 257-1436

The YWCA of Madison has provided housing for women for more than ninety years and is currently the largest provider of affordable housing for low-income women in Dane County. The YWCA has 82 units of affordable SRO housing and 12 one-bedroom apartments for single women. They YWCA operates two other housing programs in the Mifflin Street building: shelter for families which can accommodate up to 30 individuals and the Third Street Program for single women with one small child. The YWCA provides support services to residents and shelter guests. The YWCA staff provides a six-hour workshop, with follow-up case management, called Second Chance to help homeless people become independent and successful as tenants. In collaboration with Interfaith Hospitality Network and local faith congregations, the YWCA operates the Second Chance Apartment Project, which increases the availability of affordable housing with support services for families. The YWCA is also involved in a number of job training efforts.

Youth Services of Southern Wisconsin – Briarpatch Division Casey Behrend, Executive Director, 251-6211

Briarpatch Division is a community-based organization serving teens and their families in South Central Wisconsin. Briarpatch provides counseling services for runaway and homeless youth, as well as their families. Basic services, such as food, clothing, and emergency shelter are also available. The agency also provides group activities for young women (CHOICES), gay, lesbian, bisexual, transgender and questioning teens (Teens Like Us), and youth who share and educate through peer education (TOP T.E.N.). Briarpatch Division licenses a number of host homes that serve as temporary placements for homeless youth. In 2001, the agency initiated a street outreach program and hired an outreach worker who will work to assist teens living or spending time on the street. The program targets State Street, area malls and neighborhoods. The Briarpatch Division utilizes nearly 100 volunteers to provide services.