

**Madison/Dane CoC – Housing Programs Overview**  
**Last updated on 5/17/2024**

This document describes programs that fill their units from The Housing Priority List and is for internal use only.

**Permanent Supportive Housing (PSH) - Families**

- Foundations (The Road Home)
  - Location(s): Scattered site.
  - Requirements: Chronic documentation required.
  - Overview: Program enrolls household and helps them find housing in the community (similar to Rapid Rehousing). Program provides rental subsidy and ongoing case management services.
  - Point of Contact: Allie Grant, [agrant@trhome.org](mailto:agrant@trhome.org)
  - Entered in HMIS: Yes
  
- Housing & Hope (The Road Home)
  - Location(s): Vera Court and Balsam Road in Madison.
  - Requirements: Chronic documentation preferred, but not required. Program prefers to serve families currently accessing shelter.
  - Overview: Applications are processed through Meridian. Rent is either \$200/month or 30% of a household's income, whichever is greater.
  - Points of Contact: Allie Grant, [agrant@trhome.org](mailto:agrant@trhome.org) or Madelyn Peppard, [madelynp@trhome.org](mailto:madelynp@trhome.org)
  - Entered in HMIS: Yes
  
- Tree Lane (TBD)
  - Location(s): 7933 Tree Lane on the West side of Madison.
  - Requirements: Chronic documentation preferred, but not required.
  - Overview: Property has 40 PBV units. Household applies through The Habitat Company first and if approved, they are then screened by either DCHA or CDA (depending upon which housing authority is providing the subsidy for the unit). Sankofa BCH provides supportive services. They also request referrals as The Habitat Company does not use HMIS.
  - Point of Contact: TBD
  - Entered in HMIS: Yes

**Permanent Housing (PH) - Families**

- The Ace (The Road Home)
  - ⊘ Location(s): 4602 Cottage Grove Road on the East side of Madison.
  - ⊘ Requirements: Currently homeless (not Chronic) and someone in the household (adult or child) must have a disability. There are four units managed by The Road

Home (Two 2-bedroom, one 3-bedroom and one 4-bedroom). Household size depends upon the number of bedrooms and the ages and genders of the children (one bedroom for HoH, one bedroom given for two children of the same gender and one bedroom given for children of the opposite gender until the oldest reaches 6). These are DCHA guidelines as they provide the subsidy for these units. The property is owned by Movin' Out and managed by Wisconsin Management Company.

- ⊘ Overview: Applications are processed by Wisconsin Management Company. All units have a subsidy through DCHA so rent is 30% of a household's income.
  - ⊘ Points of Contact: Allie Grant, [agrant@trhome.org](mailto:agrant@trhome.org) or Madelyn Peppard, [madelynp@trhome.org](mailto:madelynp@trhome.org)
  - ⊘ Entered in HMIS: Yes
- The Breese (The Road Home)
    - ⊘ Location(s): 1003 E. Mifflin Street on the East side of Madison.
    - ⊘ Requirements: Currently homeless with a household size of 5-6 people as all units are 3-bedrooms. Income has to be at least \$862/month, but The Road Home screens for this, not CE. Program prefers to serve families currently accessing shelter.
    - ⊘ Overview: Applications are processed by Stone House Development. Rent is \$630/month.
    - ⊘ Points of Contact: Allie Grant, [agrant@trhome.org](mailto:agrant@trhome.org) or Madelyn Peppard, [madelynp@trhome.org](mailto:madelynp@trhome.org)
    - ⊘ Entered in HMIS: Yes
  - Fair Oaks (The Road Home)
    - ⊘ Location(s): 144 S. Fair Oaks Avenue on the East side of Madison.
    - ⊘ Requirements: Chronic documentation preferred, but not required. All units are 3-bedrooms. Household size of 3-6 people depending upon the ages and genders of the children (one bedroom for HoH, one bedroom given for two children of the same gender and one bedroom given for children of the opposite gender until the oldest reaches 6). These are DCHA guidelines as they provide the subsidy for these units. Program prefers to serve families currently accessing shelter.
    - ⊘ Overview: Applications are processed by Stone House Development. All units have a subsidy through DCHA so rent is 30% of a household's income.
    - ⊘ Point of Contact: Allie Grant, [agrant@trhome.org](mailto:agrant@trhome.org) or Madelyn Peppard, [madelynp@trhome.org](mailto:madelynp@trhome.org)
    - ⊘ Entered in HMIS: Yes
  - The Valor (Lutheran Social Services)
    - ⊘ Location(s): 1314-1326 E. Washington Avenue on the East side of Madison.
    - ⊘ Requirements: Currently experiencing homelessness. There are four units managed by Lutheran Social Services (all units are 3-bedrooms). Household size

of 3-6 people depending upon the ages and genders of the children (one bedroom for HoH, one bedroom given for two children of the same gender and one bedroom given for children of the opposite gender until the oldest reaches 6). These are DCHA guidelines as they provide the subsidy for these units.

- ☒ Overview: Applications are processed by Gorman & Company. All units have a subsidy through DCHA so rent is 30% of a household's income.
- ☒ Point of Contact: Dawn Smith, [dawn.smith@lsswis.org](mailto:dawn.smith@lsswis.org)
- ☒ Entered in HMIS: No, referrals are sent via e-mail

### **Rapid Rehousing (RRH) - Families**

- Building Futures (The Road Home)
  - Location(s): Scattered site.
  - Requirements: Currently homeless with a HoH between the ages of 18-24 years old.
  - Overview: Program enrolls household and helps them find housing in the community. Program provides rental subsidy and ongoing case management services for up to 24 months.
  - Point of Contact: Allie Grant, [agrant@trhome.org](mailto:agrant@trhome.org) or Whitley House, [whouse@trhome.org](mailto:whouse@trhome.org)
  - Entered in HMIS: Yes
  
- Community Action Coalition
  - Location(s): Scattered site.
  - Requirements: Currently homeless.
  - Overview: Program provides rental subsidy and ongoing case management services for up to 24 months.
  - Point of Contact: Madison Rickhoff, [madisonr@cacscw.org](mailto:madisonr@cacscw.org), Jeremy Schmidt [jeremys@cacscw.org](mailto:jeremys@cacscw.org)
  - Entered in HMIS: Yes
  
- DAWNS (The Salvation Army)
  - Location(s): Scattered site.
  - Requirements: Currently homeless.
  - Overview: Program enrolls household and helps them find housing in the community. Program provides rental subsidy and ongoing case management services for up to 24 months.
  - Point of Contact: Kirsten Conrad, [kirsten.conrad@usc.salvationarmy.org](mailto:kirsten.conrad@usc.salvationarmy.org)
  - Entered in HMIS: Yes
  
- RISE (The Salvation Army)
  - Location(s): Scattered site.
  - Requirements: Currently homeless.

- Overview: Program enrolls household and helps them find housing in the community. Program provides rental subsidy and ongoing case management services for up to 24 months.
- Point of Contact: Kirsten Conrad, [kirsten.conrad@usc.salvationarmy.org](mailto:kirsten.conrad@usc.salvationarmy.org)
- Entered in HMIS: Yes

### **Permanent Supportive Housing (PSH) - Singles**

- Rethke (TBD)
  - ⊘ Location(s): 715 Rethke Avenue.
  - ⊘ Requirements: Chronic documentation preferred, but not required.
  - ⊘ Overview: Household applies through The Habitat Company first and if approved, they are then screened by either DCHA or CDA (depending upon which housing authority is providing the subsidy for the unit). Tellurian provides supportive services. They also request referrals as The Habitat Company does not use HMIS.
  - ⊘ Point of Contact: TBD
  - ⊘ Entered in HMIS: Yes
  
- Housing Initiatives
  - ⊘ Location(s): Scattered site. Most locations are on the East or North side of Madison.
  - ⊘ Then Requirements: Chronic documentation with a mental health diagnosis required.
  - ⊘ Overview: Housing Initiatives schedules a time to meet with the prospective participant(s). There are generally two meetings before the participant(s) signs the lease and moves-in, but they usually move pretty quickly.
  - ⊘ Point of Contact: Karen Andro, [kandro@housinginitiatives.org](mailto:kandro@housinginitiatives.org)
  - ⊘ Entered in HMIS: Yes
  
- Porchlight
  - ⊘ Location(s): 4004 Nakoosa Trail, 2718 Pheasant Ridge Trail, 1714 & 1718 Thierer Road and scattered site.
  - ⊘ Requirements: Chronic documentation required.
  - ⊘ Overview: Porchlight schedules a time to meet with the prospective participant(s). There is a tour of the unit and several follow-up interviews/meetings. The process is generally slow going and requires a lot of follow-up from CE.
  - ⊘ Point of Contact: Molly Lund, [mlund@porchlightinc.org](mailto:mlund@porchlightinc.org)
  - ⊘ Entered in HMIS: Yes
  
- Tellurian
  - ⊘ Location(s): 1301 Williamson Street (Willy Street SRO) and scattered site.

- ⚡ Requirements: Chronic documentation with a mental health diagnosis required as well as requiring SSI/SSDI.
- ⚡ Overview: Tellurian schedules a time to meet with the prospective participant(s). There are generally a few meetings before the participant(s) signs the lease and moves-in, but they usually move pretty quickly.
- ⚡ Point of Contact: Sarah Churchill, [schurchill@tellurian.org](mailto:schurchill@tellurian.org)
- ⚡ Entered in HMIS: Yes

### **Permanent Housing (PH) - Singles**

- Porchlight
  - Location(s): Scattered site. Largely single room occupancies. Sometimes efficiencies or 1-bedroom units are available.
  - Requirements: Follows the RRH Written Standards (non-Chronic regardless of VI-SPDAT score). Income is required. Porchlight will tell you exactly how much income the participant needs to make, but generally it is between \$800-\$900/month. Since most of the units are SRO's and the units are already occupied by men, referrals need to be those who identify as male. Porchlight will tell you if they are able to serve someone who identifies as female.
  - Overview: Porchlight connects with the prospective participant to schedule a tour of the unit. If they are interested in the unit, there are several interviews/meetings that follow before the participant can move-in. The process is generally slow going and requires a lot of follow-up from CE. Please note these units are affordable, but there is no subsidy attached, which is why prospective participants need to make double the rent in income. There are case management services offered. Leases are month to month. Program is not required to take referrals from CE.
  - Points of Contact: Molly Lund/King, [mking@porchlightinc.org](mailto:mking@porchlightinc.org), Meghan Pierce, [mpierce@porchlightinc.org](mailto:mpierce@porchlightinc.org) and Sherina Richards, [srichards@porchlightinc.org](mailto:srichards@porchlightinc.org)
  - Entered in HMIS: Yes
  
- Point Place Senior Apartments (CommonBond Communities)
  - ⚡ Location(s): 7945 Tree Lane on the West side of Madison.
  - ⚡ Requirements: Veterans on the priority list age 55+. Prefer that the Veteran has a disability.
  - ⚡ Overview: Participant applies through CommonBond first and if approved, they are then screened by DCHA as they provide the subsidy for the PBV units. NewBridge provides case management services for these units and requests referrals. There are eight PBV units in total (Six 1-bedroom units and two 2-bedroom units) and there are an additional three HUD/VASH units (1-bedroom) that Point Place contacts CE about as well. For these, it must be a Veteran on the priority list age 55+ with a HUD/VASH voucher. To get referrals for any of these units, notify Zoua Xiong ([zoua.xiong@va.gov](mailto:zoua.xiong@va.gov)) that a referral is needed so

she can bring it up at the weekly Veteran Case Conferencing meeting and report back with a referral.

- ☒ Point of Contact: Sammy Azuma [sammya@newbridgemadison.org](mailto:sammya@newbridgemadison.org) , Lisa Klatt [lisa.klatt@commonbond.org](mailto:lisa.klatt@commonbond.org)
- ☒ Entered in HMIS: No, referrals are sent via e-mail
  
- The Limerick Apartments (ACC Management)
  - ☒ Location(s): 5128 Lacy Road in Fitchburg
  - ☒ Requirements: HoH on the priority list must be age 55+ and be experiencing homelessness and/or have a disability and/or be a Veteran. Top of the non-Chronic section of the HPL. If no referrals are available there, pull from the Chronic section.
  - ☒ Overview: Participant applies through ACC Management. Lutheran Social Services provides case management services for these units and requests referrals. There are a handful of Section 42 units that are filled from the priority list. For 1-bedroom units, rent is \$598/month so the individual must earn \$1,196 in monthly income. For 2-bedroom units, rent is \$714/month so the household must earn \$1,428 in monthly income. For 3-bedroom units, rent is \$748/month so the household must earn \$1,496 in monthly income.
  - ☒ Point of Contact: Dawn Smith, [Dawn.Smith@lsswis.org](mailto:Dawn.Smith@lsswis.org)
  - ☒ Entered in HMIS: No, referrals are sent via e-mail

### **Rapid Rehousing (RRH) - Singles**

- Community Action Coalition
  - Location(s): Scattered site.
  - Requirements: Currently homeless.
  - Overview: Program provides rental subsidy and ongoing case management services for up to 24 months.
  - Point of Contact: Madison Rickhoff, [madisonr@cacscw.org](mailto:madisonr@cacscw.org), Jeremy Schmidt [jeremys@cacscw.org](mailto:jeremys@cacscw.org)
  
  - Entered in HMIS: Yes
  
- Lutheran Social Services
  - Location(s): Scattered site.
  - Requirements: It depends upon the funding source.
    - CoC funds follow the Dane County RRH Written Standards (top of the non-Chronic section of the HPL).
    - “New Doorways” program follows the Dane County RRH Written Standards (top of the non-Chronic section of the HPL).
    - EHH funds prioritize youth ages 18-24 first, Veterans second, and Chronic individuals third.

- ESG-CV funds follow the Dane County RRH Written Standards (top of the non-Chronic section of the HPL) with a preference for Veterans.
    - TBRA funds prioritize Chronic individuals first and Veterans second. VI-SPDAT scores must be between 4-7 (can extend to scores of 8 or 9 if referrals are not available in the 4-7 range).
    - Dane County RRH program will serve in order : 1) Veterans who don't qualify for services otherwise, who are chronically homeless. 2) Veterans who don't qualify for services otherwise, who are literally homeless. 3) Households without children who are chronically homeless and have a score of 7 or less.
  - Overview: Program provides rental subsidy and ongoing case management services for up to 24 months. TBRA is 6 months of services.
  - Points of Contact: Jodie Haas , [jodie.haas@lsswis.org](mailto:jodie.haas@lsswis.org)
  - Entered in HMIS: Yes
- JustDane
  - Location(s): Scattered site.
  - Requirements: Currently experiencing homelessness in the City of Madison with a priority for households where an eligible participant has been released from incarceration within the past year.
  - Overview: Program provides rental subsidy and ongoing case management services for up to 24 months.
  - Point of Contact: Shanita Lawrence, [shanita@justdane.org](mailto:shanita@justdane.org)
  - Entered in HMIS: Yes
- DAWNS (The Salvation Army)
  - Location(s): Scattered site.
  - Requirements: Currently homeless.
  - Overview: Program enrolls single women and helps them find housing in the community. Program provides rental subsidy and ongoing case management services for up to 24 months.
  - Point of Contact: Kirsten Conrad, [kirsten.conrad@usc.salvationarmy.org](mailto:kirsten.conrad@usc.salvationarmy.org)
  - Entered in HMIS: Yes
- TSA RRH Expansion (The Salvation Army)
  - Location(s): Scattered site.
  - Requirements: Currently homeless.
  - Overview: Program enrolls single adults and helps them find housing in the community. Program provides rental subsidy and ongoing case management services for up to 24 months.
  - Points of Contact: Kirsten Conrad, [kirsten.conrad@usc.salvationarmy.org](mailto:kirsten.conrad@usc.salvationarmy.org)
  - Entered in HMIS: Yes
- Dane County H2H (EQUUS and LSS)
  - Location(s): Scattered Site.

- Requirements: Non-Chronic, Currently homeless, 55+, with a physical disability. Has Income and 'Active' enrolled in shelter and/or with Outreach within the last 30 days.
- Overview: Program enrolls single adults and helps them find housing in the community. Program provides rental subsidy and ongoing case management services for up to 24 months.
- Points of Contact :
- EQUUS – Wynter Morgan – [wynter.morgan@equitablesolutions.com](mailto:wynter.morgan@equitablesolutions.com)
- LSS – Cindy Legrand – [sumbul.legrand@lsswis.org](mailto:sumbul.legrand@lsswis.org)