



Department of Planning and Community & Economic Development

Community Development Division

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Child Care
Community Resources
Community Development Block Grant
Madison Senior Center

Memo

To: Rental Housing Strategy Committee- Sub-Committee
From: Matt Frater, Community Development Specialist
Date: April 10, 2024
Re: Additional Committee Data Requests

At the March 13th meeting of the Rental Subcommittee, discussion on needs & prioritization led to several requests for housing data that had not yet been presented. Brief summaries of data requests are included below, and at times contain links to other, more comprehensive information that expand upon summary data.

Dane Workforce Housing Fund

The Dane Workforce Housing Fund is a privately operated housing fund that provides gap financing to developers. Operated by Madison Development Corporation, this fund was initially seeded with \$12,000,000 in donations from 14 local investors and businesses. The Dane Workforce Housing Fund does not explicitly target support for the lowest-rent units in the community, instead targeting funding to support development between 40% and 80% of the Area Median Income, which the fund refers to as “affordable workforce” units. Focused on “last dollars”, this fund commonly is one of the last funding sources to commit resources to developments after other financing is in place. The fund has committed nearly the entirety of the initial funding, and is currently fundraising for Phase 2.

The website for the Dane Workforce Housing fund is linked [here](#).

City of Madison Affordable Housing Fund Target Area Map

As a component of affordable rental housing development requests for proposals, the Community Development Division utilizes the Affordable Housing Fund Target Area Map to guide development policy toward specific areas of the city. This map guides affordable housing development in coordination with other large-scale City initiatives. Some of these initiatives supporting the AHF Target Area Map include mobility investments (transit network redesign, bus rapid transit), planning guidance (transit-oriented development zoning overlay), and sustainability investments (promoting increased density in major transit corridors), among others.

The AHF Target Area Map is primarily a component of CDD considerations in where funding is preferred through the Affordable Housing Fund. There are three main categories of preference in the map, which are:

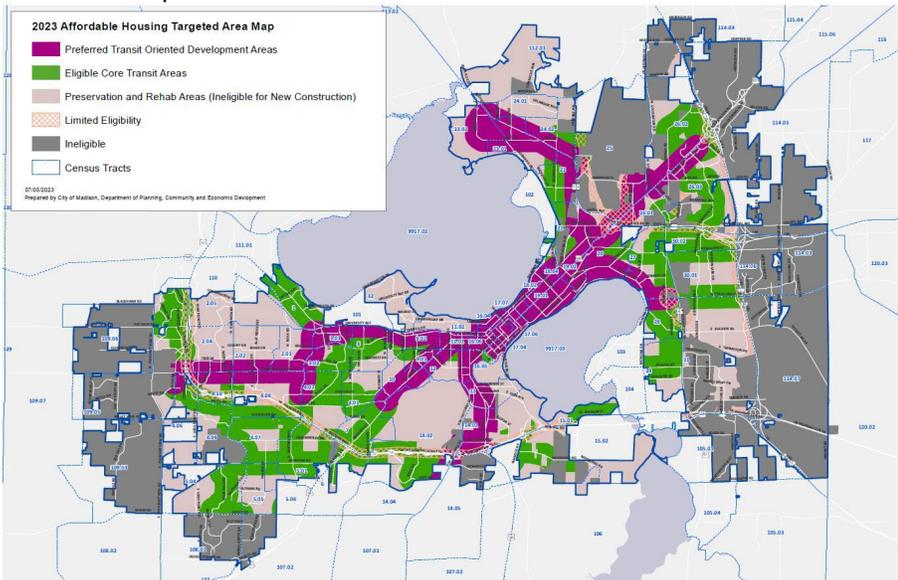
1. Preferred Transit-Oriented Development
 - a. Areas within ¼ mile of public transit lines with stop frequency of at least 15-minutes or less at noon on weekdays
2. Eligible
 - a. Areas within ¼ mile of public transit lines with stop frequency of at least 30-minutes or less at noon on weekdays
3. Preservation & Rehab

- a. Areas where preservation & rehabilitation of existing income- and rent-restricted units are allowable, though new construction proposals would not be supported
- b. Preservation & rehab activities are generally allowable anywhere in the City, including in other map categories

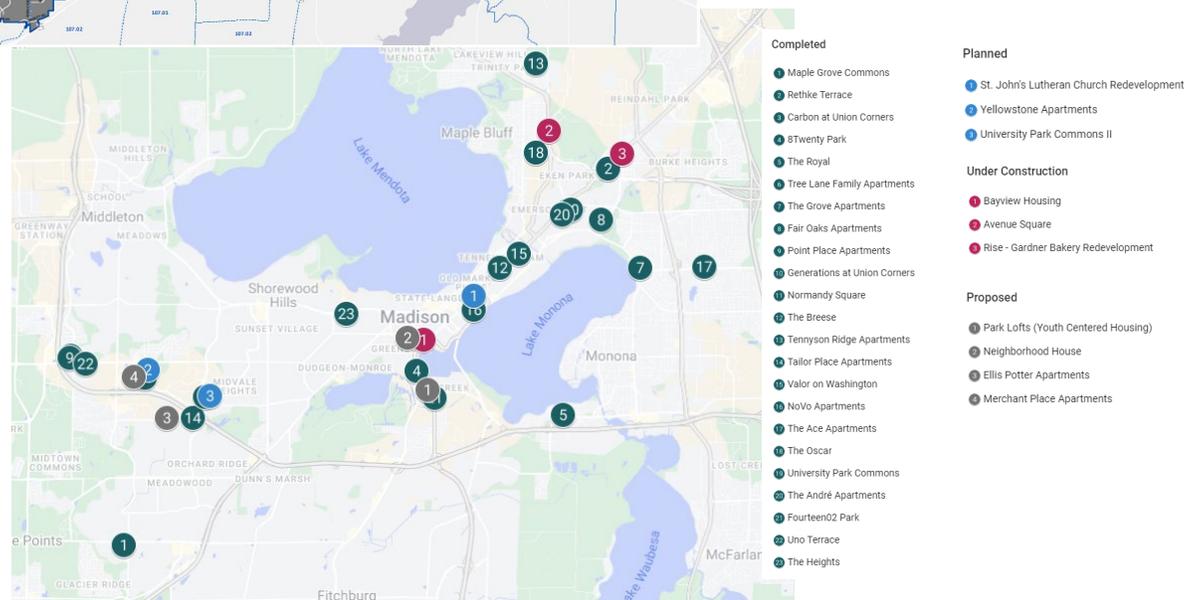
In addition to the above categories, there are also Limited Eligibility areas. Limited Eligibility is generally categorized as areas where construction would be allowable, though further consideration of individual proposals would be warranted. Examples of areas where construction requires additional review under this category include areas near Truax Field between the 65-80 dB limit, areas that require significant remediation, and areas in which the Planning Division may be considering officially mapping streets as part of a detailed planning process.

The 2023 AHF Map is below. While the 2024 map is currently nearing a final draft form, it is not yet ready for release. The 2024 map will show some expansion of eligible areas due to continued adjustments to the transit network redesign, though the Preferred TOD Areas remain largely unchanged.

2023 AHF Map:



Results of all AHF-Tax Credit RFPs:



Unit Size in Recent Approvals

The City’s Planning Division first began tracking number of units by bedroom size for all Plan Commission approvals in 2016. Due to the type of some development approvals, not all bedroom-size data is available for every development. However, the data below represents approximately 97% of all dwelling units approved by Plan Commission since 2016.

There may also be a small number of developments that are not represented on this list due to only going through Landmarks Commission or the Urban Design Commission as a permitted use application, which would bypass the recording mechanism used to produce this data. Because of the mechanism for recording, this data represents only *units approved by Plan Commission*, not *units that received building permits*. Though tracking approvals (and not permits), this is the best dataset available to the City for tracking the requested bedroom-count information.

A note from Planning Division staff that prepared this data explains: *“If the totals appear high, that’s because they are. During the periods shown here, Plan Commission approved almost 24,000 [dwelling] units and 37,000 bedrooms, but Building Inspection has only permitted about 18,000 units. This is relatively consistent in that Building Inspection permits are about 70-80% of the previous year’s Plan Commission approvals.”*

Bedroom and Unit Counts in Plan Commission Approved Developments:

Unit Type	Units	Percent of Total Units	Bedrooms	Percent of Total Bedrooms	Development Proposals Present	Percent of Proposals
Studio	3,914	16.4%	3,914	10.6%	126	60.9%
1-Bedroom	10,193	42.7%	10,193	27.6%	188	90.8%
2-Bedroom	7,575	31.7%	15,150	41.0%	190	91.8%
3-Bedroom	1,389	5.8%	4,167	11.3%	94	45.4%
4-Bedroom	583	2.4%	2,332	6.3%	17	8.2%
5-Bedroom	236	1.0%	1,180	3.2%	9	4.3%
<i>Total</i>	<i>23,890</i>		<i>36,936</i>		<i>207</i>	

In total, the average new approved dwelling unit since 2016 is 1.55 bedrooms.

Effects of End of Widespread Pandemic Relief Aid

Federal pandemic-relief aid to renters remains ongoing, though due to no new Federal allocations, is much more limited than at the height of the pandemic. The most notable and large-scale pandemic renter relief program was Dane CORE 2.0, which operated from September 30, 2021 – May 31, 2023. Not including direct eviction prevention Programs operated through the Tenant Resource Center, the Dane CORE 2.0 Program provided nearly \$40,000,000 in direct financial support to almost 6,500 renter households in Madison that were not in eviction court.

The best available data we have in tracking the effects of the end of pandemic aid is through the continued Program being funded with remaining aid – the Eviction Diversion and Defense Partnership operated through the Tenant Resource Center. The Eviction Diversion and Defense Partnership aims to improve tenant housing stability by increasing access to legal representation, court navigation, financial assistance, and other direct housing resources. The EDDP is a partnership between the Tenant Resource Center, Community Justice Inc., Legal Action, Centro Derecho de la Gente (Peoples Law Center), and the UW Law School Eviction Defense Clinic.

The EDDP published their 2023 annual report at [this link](#), which covers the impact of the Program in 2023 for the county as a whole.

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A brief summary of housing instability, both related and unrelated to the end of Federal funding for pandemic aid, is included in the report. Because there is no clear way to distinguish whether eligible clients are eligible due to end of pandemic aid or would otherwise be eligible (anyone with an eviction court date is eligible for services), tracking circumstances of individual evictions to determine relation to access to financial assistance is difficult if not impossible.

Since September 30, 2021 the EDDP has served Madison residents by providing over \$10,000,000 in direct financial assistance to over 1,400 households. As noted in the linked report, for the County as a whole, 82% of eviction cases were dismissed due to ongoing City and County funding of the EDDP Program even though eviction cases increased overall.