

Equitable Development Report Recommendations for the CDA

Strategies currently implemented by the CDA:

1. Homeownership Programs:
 - The CDA manages a Section 8 Homeownership program that currently has 40 enrolled homeowners.
 - The CDA's Public Housing portfolio currently includes 12 single-family homes. Several options exist through current HUD programs to provide potential homeownership opportunities with these 12 homes.
 - Mosaic Ridge: The CDA has 28 plots in the Allied Drive-Dunn's March Neighborhood that are being redeveloped as single-family homes for low-income families.
2. Affordable Housing Fund:
 - The CDA was awarded \$1,025,000 from the City of Madison's Affordable Housing Trust Fund for the Truax Phase 1 Redevelopment project. Funds on this project were used to redevelop 71 units of subsidized housing.
3. Retention of Expiring Units
 - The CDA is currently the managing member in 4 low income housing tax credit projects which are all within their first 15 year compliance period: Revival Ridge (2024), Burr Oaks (2027), Truax Phase 1 (2026) and Truax Phase 2 (2030).
 - Monona Shores Apartments is a tax credit project in which the CDA was the managing member throughout the first 15-year compliance period, which ended in 2014. After this initial compliance period, the CDA has retained ownership of this property and has maintained it as affordable.
 - The CDA has retained ownership of the Reservoir Apartments and maintained it as affordable housing beyond WHEDA's requirements.

Staff recommendations

- The Equitable Development Report includes 20 possible strategies, 4 of which are pre-empted by Wisconsin State Law. Ten of the strategies are currently being implemented by the City of Madison. The CDA plays a key role in one of these strategies, homeownership programs. The CDA is able to provide homeownership programs to very low income families through multiple HUD and City of Madison programs. The CDA should continue to provide these programs and ensure that the 12 single family homes in the Public Housing program remain affordable.
- The report recommends six additional strategies to be implemented by the City of Madison in the future. The CDA has already implemented one of these strategies, retention of expiring subsidy units. In addition to the projects mentioned in number 2 above, the CDA has is planning to complete a Section 18 disposition on 32 scattered site units and maintain them as subsidized housing. As CDA staff continue to review the housing portfolio, priority should be given to retain or expand all subsidized and affordable housing.
- The CDA should continue to look for opportunities to partner with the City of Madison on the strategies outlined in the report. Many of the strategies align closely with the CDA's mission to provide decent, safe, and sanitary housing to low income residents in our City.

Major topics from 1-23-2020 CDA session on equitable development

1. CDA's role in ongoing process of dealing with these issues
2. Need more detailed information on suggested/recommended strategies
 - a. Establish what CDA can do right now
3. How designated federal poverty areas affect how we can deal with this.
4. Increased number of units vs. resulting rents
5. Requiring or incentivizing inclusion of affordable units in new developments
 - a. requirement illegal = rent control
 - b. incentives may be legal
 - c. some kind of incentive may be required
 - d. limits on PC/CC ability to require changes to otherwise permitted/legal developments
 - e. line between permitted use and conditional use
 - f. off-site affordable housing as part of a development application
 - g. possibilities of changing the zoning code
6. Land banking as a strategy
7. Avoid moving current residents to replacement living units which are outside of the neighborhood (as happened in Milwaukee 3rd district)
8. Public/private partnerships
9. Contributions to public concerns by developers
10. Development issues
 - a. labor shortage in construction
 - b. financing is a major factor
 - c. issues with local permitting and inspection processes
11. Coupling affordability to access
12. Talk to experts (such as from UW)
13. Have a big round-table discussion, including representatives of business/development

Equitable Development in Madison

Summary Table of Equitable Development Strategies				
Strategies currently implemented by City of Madison				
		Early	Mid	Later
1.	Affordable Housing Fund	X	X	X
2.	Land Banking	X	X	
3.	Housing Cooperatives	X	X	
4.	Community Land Trusts	X	X	
5.	Impact Fee Waivers	X	X	X
6.	Accessory Dwelling Units	X	X	X
7.	Property Tax Assistance		X	X
8.	Homeownership Programs	X	X	
9.	TIF (Tax Increment Financing)	X	X	X
10.	Economic Development/Commercial Stabilization Programs	X	X	
Strategies recommended to be implemented by the City of Madison				
1.	Adjusting Zoning Standards	X	X	X
2.	Housing Levy	X	X	X
3.	Developer Exactions	X	X	X
4.	Retain Expiring Subsidy Units	X	X	X
5.	Community Impact Report or HIA/EIA	X	X	X
6.	Community Benefit Agreements		X	X
Strategies pre-empted by Wisconsin State Law				
1.	Inclusionary Zoning		X	X
2.	Rent Control		X	X
3.	Density Bonuses	X	X	X
4.	Eviction Protection Laws	X	X	

