



HOUSING FORWARD GOALS

Community Development Block
Grant Committee
November 04, 2021

HOUSING FORWARD- MEETING HOUSING NEEDS FOR ALL IN A GROWING CITY- SPRING 2021

Increase Housing
Choice

Create Affordable
Housing throughout
the City

Combat
Displacement and
Segregation

Ensure Seniors and
Others Can Stay in
Their Homes

Work to End
Homelessness

INCREASE HOUSING CHOICE

- Implement adopted plans through the zoning code
- Adjust the zoning code to enable the construction of more housing
- Make it easier to build new types of housing (like townhouses and backyard cottages)

Current action steps:

- ✓ Adopted a zoning ordinance to allow more housing as permitted use
- ✓ Adopted a Regional Mixed-Use zone for higher density mixed uses outside downtown
- Proactively rezoning areas to match future planned uses – including plans around Milwaukee Street, Oscar Mayer, Odana Road, East Towne, and South Madison.
- Introduced legislation to make accessory dwelling units a permitted use.

CREATE AFFORDABLE HOUSING THROUGHOUT THE CITY

- Focus City support on affordable housing developments with transit access and that deliver long-term affordability
- Buy land and make it available for affordable housing
- Updated regulations to encourage construction of affordable housing

Current action steps:

- ✓ Investing in affordable housing development projects and increasing the size of the Affordable Housing Fund.
- ✓ Focus our affordable housing funding applications to prioritize transit access, very low-income housing, and longer-term affordability.
- ✓ Established a \$1 million annual fund and a policy for Landbanking
- ✓ Simplified permit process for demolitions when redevelopment provides City-funded affordable housing.
- City staff team selected to work with Change Lab to identify more options to support affordable housing.

ENSURE SENIORS AND OTHERS CAN STAY IN THEIR HOMES

- Strengthen programs and services to tenants that prevent evictions, including legal representations for tenants
- Expand loan programs for seniors and homeowners at risk of displacement to stay in their homes
- Enhance programs that make existing housing more accessible and energy efficient

Current action steps:

- ✓ Strengthened anti-retaliation enforcement from landlords on tenants in a partnership through City Building Inspections and the Department of Civil Rights.
- ✓ Using \$22 million in federal Emergency Rental Assistance to prevent evictions and strengthen tenant protection/mediation remedies in subsidized housing.
- ✓ Increased funding to Eviction Defense Program by \$1.7 M in 2021.
- ✓ Increased funding and staffing for the City's Rehabilitation Loans and Property Tax Assistance for Older Adults programs.
- ✓ Funding energy and water conservation upgrades in naturally-occurring affordable housing.

WORK TO END HOMELESSNESS

- Increase investments in strategies that expand low-barrier housing options with support services for very low-income households
- Partner with the County and service providers to develop full-service purpose-built shelter facilities that help move people into stable housing
- Strengthen our non-profit partners through capacity building and education

Current action steps:

- ✓ Affordable Housing Fund-Tax Credit application prioritizes low-income housing for targeted populations and support services.
- ✓ Secured \$12 million in City and County funding for the development of a purpose-built men's shelter.
 - Establishing temporary structured encampment sites to provide alternative shelter options for people experiencing homelessness.
 - Provided funding for solar panels at OM Village to drive down their operating costs and support renewable energy.

COMBAT DISPLACEMENT AND SEGREGATION

- Expand housing options by supporting a greater variety of housing types within neighborhoods, like condos, townhomes, co-ops and land trusts.
- Increase homeownership opportunities for people of color
- Prioritize preservation of existing affordable housing

Current action steps:

- ✓ **Established a biannual Housing Forward application process, first released in 2020.**
 - **Increased funding for Housing Forward grants from \$1 million to \$2 million in the proposed 2022 budget.**
 - Develop a Small Scale Development Loan Program for projects needing funding outside typical granting timelines.
 - Launched Turn the Curve technical assistance on homeownership for people of color.

HIGHLIGHTS OF 2020 HOUSING FORWARD RFP

Housing Development:

- New construction of rental or owner-occupied housing
- Acquisition & Rehabilitation of rental or future owner-occupied housing
- Major rehabilitation to existing rental property lease-purchase programs that involve acquisition and/or rehabilitation
- Energy efficiency and sustainability improvements to existing housing

Housing Services:

- Minor rehabilitation of owner-occupied housing
- Mortgage reduction programs for first-time & low-income homebuyers
- Homebuyer education and technical assistance

Homebuyer Education:

- Most responsive applications will propose creative approaches to financial literacy training and/or pre-purchase education

HOMEOWNERSHIP PROGRAMS- 2020 FUNDING

Agency	Amount	Fund Source
Common Wealth Development- Lease Purchase	\$500,000	Affordable Housing Funds
Madison Area Community Land Trust	\$360,000	Affordable Housing Funds
Wisconsin Partnership for Housing Development	\$255,000	Affordable Housing Funds
Habitat for Humanity- down payment	\$200,000	HOME
Movin' Out- down payment	\$490,100	HOME
Project Home- Home Repair	\$250,000	CDBG
Madison Area Community Land Trust	\$108,000	CDBG
Urban League of Greater Madison- Education	\$50,000	City Levy
Total	\$2,213,100	

COOPERATIVE HOUSING-2020 FUNDING

Agency	Amount	Fund Source
RefineJenifer, LLC	\$688,149	Affordable Housing Funds & Energy Efficiency Block Grant
Madison Community Cooperative	\$160,000	Affordable Housing Funds & Energy Efficiency Block Grant
Total	\$848,149	

RFP PROCESS & TIMELINE

Drafts available for CDBG Committee December & January

Post end of January 2022

4-5 weeks for application process

4-5 weeks for application review/presentations

Staff Analyzes Financials and Makes Award Recommendations for Successful Applicants