

Analysis of Impediments to Fair Housing Choice
Coordinated Strategies/Actions

Strategy/Action:	Also Contained In:					
Development/Plan Actions	2013 AI	Imagine Madison	Biennial Housing Report	White House Toolkit	Impact (1-10)	Ease (1-10)
Planning documents should include or be amended to include acknowledgement of residential racial and economic segregation as an impediment to fair housing	4.2.1					
Future neighborhood planning documents should include specific, neighborhood-level steps to overcome historic and current patterns of potential market exclusion	4.2.1					
Reduce potential impact of neighborhood opposition to affordable ownership and rental housing development	4.1.1					
Review current regulations within zoning code and adjust as necessary to maximize potential for context-sensitive density increases		N&H 3.b	MRO 2.a.i	A.1, C.4, E.12, E.13, E.14		
Explore adjustments to zoning to be consistent with Future Land Use Map and Comprehensive Plan				C.4, E.12		
Continue to proactively address redevelopment pressures through inter-Division communication and cooperation	5.2.2					
Review and adjust ADU zoning ordinance to allow interior-ADU conversion by-right				F.18		
Explore implementation of "fair share" zoning and density planning	2.1.1; 2.1.2					
Explore relaxing administrative barriers to development	4.1.4			C.5		

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Explore opportunities to relax review of demolition proposals			Student 2.b.1	A.2		
Explore removal of or modification to ordinance requiring conditional use for 2 or more unit structures within set proximity				A.1		
Explore opportunities to redefine "low-cost housing" within City ordinance to give impact fee flexibility to smaller unit types			LIR 1.b.iii			
Program Actions						
Explore changes that better target downpayment assistance programs	3.1.5	N&H 6.c	LIO 1.b			
Further develop and refine affirmative marketing and tenant selection best practices						
Continue use of expanded data points in AHF mapping process						
Explore opportunities for expansion of tenant protections and support		N&H 5.b				
Explore increased opportunity to target job & skills training		E&O 5.b				
Develop programs to encourage/target affordable housing in areas that specifically lack large numbers of affordable units	4.1.2	N&H 4.a				
Review ordinances that disproportionately criminalize homeless individuals						
Explore developing loan products for senior home modifications			Senior 1.b.ii			
Continue and potentially expand reverse mortgage program			Senior 1.b.ii			

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Program Actions (cont.)	2013 AI	Imagine Madison	Biennial Housing Report	White House Toolkit	Impact (1-10)	Ease (1-10)
Review TIF Policy as tool to promote and expand affordable housing		N&H 4.b	LIR 1.a.i	I.19		
Continue funding Affordable Housing Fund	2.1.3	N&H 4.c	LIR 2.a.iv			
Increase mortgage and loan accessibility to households with adverse credit history	3.1.4		LIO 1			
Partner with CDOs to review financial institution lending patterns						
Continue to support targeted educational programming for youth in areas that show highest level of disparity		E&O 4.b				
Remove barriers to filing housing discrimination complaints	5.1					
Consider RESJI analyses of current and future Metro routes and scheduling	4.3.1	LU&T 3.a				
Strategy Actions						
Continue promoting needed unit types in AHF developments as well as the private market	1.2.1					
Explore/maximize opportunities for City to fund affordable homeownership, cohousing, etc.		N&H 2.c	LIR 4.a/b			
Research ways to support ownership development, esp. for lower-cost types (townhome, cohousing, etc.)			MRO 2.c			
Research ways to support affordable development without City subsidy						
Partner with MMSD to identify investment/development areas		N&H 7.b/c				

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Research ways to preserve NOAH units in developing neighborhoods	2.1.3	N&H 4.e	LIR 2.a			
Research land banking as a strategy for use in high-amenity/high-cost areas		N&H 3.c	MRR 2.e			
Research and promote funding opportunities for ADUs			LIR 4.c			
Create and maintain clear Division responsibilities and implementation strategies	5.2.1					
Consider re-implementing an inclusionary zoning ordinance						
Lobbying Actions						
Advocate for increased funding at State and Federal levels		N&H 4.d				
Advocate for 30-day notices and other tenant protections						
Advocate for increased local policy control						
Advocate for minimum wage increase		E&O 3.c				
Advocate for ability to increase regular housing inspections, landlord certifications, and registration		N&H 6.a				
Advocate for "ban the box" protections in housing and employment						