

ALLIED AREA TASK FORCE

**COMMENTS AND RECOMMENDATIONS
TO THE CITY OF MADISON
ON THE RFP FOR DEVELOPMENT OF CITY-OWNED PROPERTY
IN THE ALLIED DRIVE NEIGHBORHOOD**

**Approved by the Allied Area Task Force 05-24-07
(Version 4)**

INTRODUCTION

The Allied Area Task Force was created in April, 2005. The mission of the Task Force is to:

Make recommendations to the Mayor and Common Council regarding the Mayor's vision for Allied and any other focused sets of strategies, phases, and potential resources to help improve the Allied neighborhood in the next five years.

The Task Force was actively involved in the four-day community design process that took place in September, 2006. Upon completion of the community design process, the Task Force has reviewed and discussed a variety of options and proposals relative to the redevelopment of the City-owned property specifically and the entire Allied Drive neighborhood in general.

The Task Force took into account the following documents and pieces of information when making these recommendations:

- A. The three proposed designs developed by the American Institute of Architects during the community design process,
- B. City Staff Issued Statements & Proposed City Review Criteria,
- C. Goals established by the Move Forward Not Out Coalition,
- D. Comments from various City of Madison committees regarding the Mayor's Allied Vision and the three designs from the community design process,
- E. Recommendations from the Housing Affordability Subcommittee,
- F. The Common Council resolution regarding Allied Affordable Housing sponsored by Ald. Konkel.

Based on this work, the Allied Area Task Force has developed a set of comments and recommendations for the City of Madison to utilize when preparing a Request For Proposals (RFP) seeking proposals for redevelopment of the City-owned property.

In addition, the Task Force recommends that guidelines developed for the City-owned property with respect to income levels, tenure and physical characteristics, including unit size and number of bedrooms, be applied to the whole neighborhood to guide all future development.

The concepts in this report shall be incorporated into adopted City plans.

AFFORDABILITY

1. The percentage of units by Average Median Income should follow the following breakdown:

<u>Percent of Units</u>	<u>Average Median Income Level</u>
25 - 35 %	0 – 30 % of AMI
20 – 30 %	30 – 50 % of AMI
25 – 35 %	50 – 80 % of AMI
15 – 25 %	80 % and Above

2. Priority would be given to current residents of City-owned property, and priority would be given to current residents of the Allied neighborhood

3. According to guidelines of the U.S. Department of Housing and Urban Development (known as HUD), the HUD standard for renter units is that no more than 30% of a renter household's income should be spent on rent and utilities (including fuel for heat, hot water and cooking; electricity for lights; trash removal; and water and waste water charges). Housing is affordable for owner occupied housing if such housing requires no more than 30% of a household's gross income to be spent on housing costs (including mortgage, condo fees, taxes and insurance).

NUMBER, TYPE AND SIZE OF UNITS

1. Any combination of building renovation and/or demolition and redevelopment shall achieve a minimum of 100 dwelling units on this site. The range of unit types and sizes shall reflect the needs of the households that have typically resided in the neighborhood in the recent past and currently.

2. The number of 3-4 bedroom units shall be substantially increased to address and reflect the need for units of that size. Based on recent surveys, the number of 3-4 bedroom units on the City-owned property shall not be less than 60% of units available. The number of 3-4 bedroom units in the remainder of the neighborhood should respond to market and neighborhood demand.

3. First floor units shall maximize accessibility under the Building Code.

4. The units should have market appeal and include such amenities and features as washers and dryers in the units, master bedroom with bath and large closets.

OWNERSHIP VS. RENTAL

1. In light of the affordability guidelines discussed at the beginning of this document, the goal is to dramatically increase the level of home ownership, emphasizing creating opportunities for neighborhood residents, particularly residents at lower median incomes to own homes, but including some market rate home ownership. Rent-to-own strategies should be included in submitted proposals.
2. The long term goal for redevelopment of the Allied Drive neighborhood is to maximize homeownership opportunities for people between 30% - 80% AMI and permit ownership by people above 80% of AMI as long as the level of ownership does not decrease the supply of rental housing needed for people at 30% or less of the AMI.
3. Proposals should maintain a level of affordable rental housing so as not to displace any current residents. Proposals should also maintain sufficient affordable rental housing so new residents can enter the neighborhood.
4. As part of the redevelopment process, the City should solicit the creation of a training program for new and potential homeowners, covering the responsibilities and opportunities associated with home ownership.
5. Increasing home ownership shall not result in the displacement (meaning moving out of the neighborhood not within the neighborhood) of current residents that reside in rental housing in Allied neighborhood.
6. Proposals should incorporate a service supported model (e.g. the 2nd Chance apartment project) component to ensure residents are not displaced and are eventually successful in their future housing choices.

GREEN SPACE

The overall development should offer housing in a setting that contributes to an overall improvement in the livability of the neighborhood, with an adequate amount of attractive open space designed to provide opportunities for resident interactions and the potential for gardens.

ADDITIONAL RECOMMENDATIONS

In addition to the recommendations above, it is recommended that the following goals be incorporated into the plans for the City property:

1. Developers should consider providing a variety of housing options including multi-generational housing, live-work units or units that allow in-home businesses, with some housing potentially designed for the elderly. Modular or manufactured housing could be considered.
2. A variety of rent-purchase options should be evaluated.
3. The development should orient buildings to relate better to existing and any proposed new streets and should seek to provide a more attractive, safe and pedestrian-friendly environment.
4. The development should create shorter block lengths by providing additional street connections to and through the site where feasible.
5. Pedestrian and bicycle connections should be provided where streets are not possible. In particular, any future developer will need to work with the City to evaluate the feasibility and desirability of providing an additional north-south street, potentially in the greenway (through a portion of the site) and a street connecting Lovell Lane to Crescent Road, also through a portion of the greenway. Future east-west connectivity will be considered.
6. Any future developer will need to work with the City to ensure that opportunities are provided for current site residents to remain within the neighborhood in affordable housing units so that residents in the Allied neighborhood are not forced to relocate from the neighborhood. Any future developer will need to work with the City to provide affordable temporary housing options for residents while construction proceeds.