

Housing **FORWARD**

UPDATE

December 2021 Progress Report

Housing Forward was released in the spring of 2021 as a short-term agenda to dramatically increase housing supply, housing choice, and affordable housing in Madison. Addressing our housing challenges requires action on multiple fronts, and Housing Forward outlined a set of initiatives to address the challenge. This Housing Forward Update reports progress on the steps the City has taken so far, and where we will head next.

#1 Increase Housing Choice

We need more housing and more types of housing. The Housing Forward agenda outlined a series of zoning changes that will enable more housing and more types of housing to be constructed in Madison.

Our Progress:

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

- Implemented / Ongoing
- Underway

#2 Create Affordable Housing throughout the City

Madison needs more subsidized housing to remain affordable for low-income residents. Housing Forward identifies multiple strategies the City can use and expand to drive this action forward, including funding, permitting processes, and opportunities to buy property.

Our Progress:

- Investing in affordable housing development projects and increasing the size of the Affordable Housing Fund. So far, we have helped build 862 new units of affordable housing in Madison, and have another 810 in the pipeline.
- Refocused 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 – or buying land that we can later leverage for the development of affordable housing.
- 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.

#3 Combat Displacement and Segregation

As Madison grows, and we must ensure that residents can afford to stay in their neighborhoods as their housing needs change, and have the opportunity to build wealth. Housing Forward outlines actions to preserve existing affordable housing, expand housing options within neighborhoods, and support homeownership for people of color.

Our Progress:

- Established a biannual Housing Forward grant process, first released in 2020. The grants help create affordable homeownership, cohousing, missing middle, and lease-purchase options for people and neighborhoods at risk of gentrification/displacement.
- Supporting down payment assistance to create 125 new homeowners of color in 5 years.
- Increased funding for Housing Forward grants from \$1 million to \$2 million in the adopted 2022 budget, and adding targeted funding to preserve, renovate, or replace naturally occurring affordable housing.
- Develop a Small Scale Development Loan Program for projects needing funding outside typical granting timelines.
- Launched Turn the Curve technical assistance to increase homeownership for people of color.

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#4 Ensure Seniors and Others can Stay in their Homes

Some residents are at risk of losing their homes, either through wrongful evictions or because the financial costs of living in the home are too great. Housing Forward outlines ways for the City to help combat wrongful evictions, help seniors manage their property taxes, and help lower energy and water bills.

- Implemented / Ongoing
- Underway

Our Progress:

- 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 COVID funding 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 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.

#5 Work to End Homelessness

Ending homelessness requires both the physical and organizational infrastructure to support people in need. Housing Forward outlined strategies to increase supportive housing options for those with very low incomes, to build full-service purpose-built shelters that help move people into stable housing, and to strengthen our non-profit partners through capacity-building and education.



Our Progress:

- Revised the Affordable Housing Fund application to prioritize low-income housing for targeted populations and support services.
- Have secured \$11M in City, County and Federal funding to help finance the development of a permanent, purpose-built men's shelter.
- Secured \$2.5 million in federal COVID-related funds to purchase the Salvation Army's site on Darbo Drive to help fund redevelopment of their downtown shelter.
- Created new zoning districts to allow "tiny house villages," "mission camps," and amended "portable shelter mission" use to be a permitted use and allowed in more districts.
- Established a temporary structured campground site to provide an alternative shelter option for people experiencing homelessness.
- Engaging with partners on their needs to inform future efforts.
- Provided funding for solar panels at OM Village to drive down their operating costs and support renewable energy.

What's Next

The City has accomplished a lot on housing, but there is much more work to do to achieve our housing goals. Focus areas for early 2022 will include the following:

Zoning

- Allowing more context-sensitive housing options in low-density neighborhoods.
- Creating Transit-Oriented Development Overlay Zoning to allow for more intensive development of housing in areas with robust public transportation.

Affordable Housing:

- Considering additional options to streamline permitting of City-funded affordable housing.
- Releasing second round of Housing Forward application process in 2022.
- Redeveloping CDA Public Housing at the Triangle and Theresa Terrace.

Homelessness:

- Designing and developing a purpose-built men's shelter in partnership with Dane County and service providers.