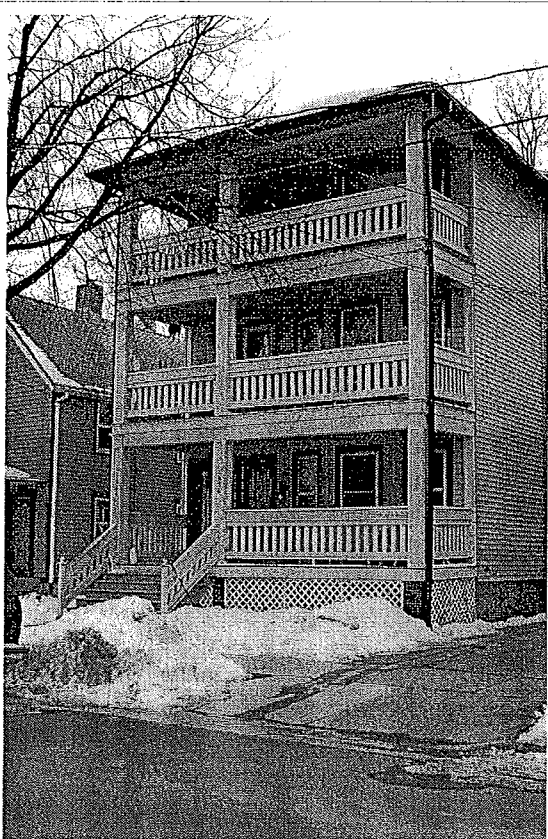


Potential Housing Cooperative conversions in likely TR-C3 zones:



Housing Cooperative Amendments

Highlighted are the two housing cooperative amendments in order as they would appear in the ordinance text, which can currently be found on page 181:

Housing Cooperative.

- (a) In the SR-C3 **and TR-C3** Districts, buildings with more than one (1) dwelling unit may be converted for use as a Housing Cooperative if the occupancy is the lesser of the number of legal bedrooms prior to conversion or the legal occupancy allowed at the time of conversion, except that any occupancy greater than fourteen (14) requires conditional use approval.
- (b) In the SR-V1, SR-V2, TR-V1, TR-V2, NMX, TSS, and CC-T Districts, buildings with more than one (1) dwelling unit may be converted for use as a Housing Cooperative if the occupancy is the lesser of the number of legal bedrooms prior to conversion or the legal occupancy allowed at the time of conversion, except that any occupancy greater than twenty (20) requires conditional use approval.
- (c) In the **SR-V1, SR-V2, SR-C3, TR-C3**, TR-V1, TR-V2, NMX, TSS, and CC-T Districts, a Housing Cooperative may locate in a single-family dwelling with conditional use approval.
- (d) In the TR-U1 and TR-U2 Districts, Housing Cooperatives may locate in any single-family dwelling or convert a building with more than one (1) dwelling unit if the occupancy equals the number of legal bedrooms prior to a change in use to a Housing Cooperative. Occupancy greater than the legal number of bedrooms prior to a change in use requires conditional use approval.
- (e) When Housing Cooperatives are established within single-family dwellings, the single family appearance and function of the building shall not be altered through the addition of entrances or kitchens.
- (f) When two-family, three-family and multi-family buildings are converted into Housing Cooperatives, the entire building must remain a Housing Cooperative while any portion of it is so occupied.

Amendment 1 would move conversion of multi-unit buildings in zone TR-C3 from prohibited to match SR-C3 restrictions. *Likely TR-C3 zones include the strip of housing on the south side of Old University Avenue or the Willy Street neighborhood between Ingersoll and the Yahara River*

Amendment 2 would move conversion of a single-family dwelling from prohibited to conditional use in SR-V1, SR-V2, SR-C3 and TR-C3 districts, requiring any such conversion to gain neighborhood approval. *Likely SR-V1 and SR-V2 districts include housing two blocks south of Regent St between Mills and Monroe, or housing on either side of Johnson and Dayton between N Hamilton and the Yahara River.*

- Housing Cooperatives are prohibited in all districts *not* listed.
- Neither of these amendments permit an increase in density.

Why support these amendments?

- Increase housing diversity
- Avert the 'brain drain' from Madison
- Support an innovative housing form in which we have been national leaders
- Support affordable non-subsidized housing
- Including housing cooperatives was the most popular issue at the first listening session in 2009 and more citizens have spoken in support than any housing issue