

Revising the Family Definition

Plan Commission – February 13, 2023



Outline

What is the Family Definition?

Why Change the Family Definition?

What Is Being Proposed?

Why Are These Numbers Proposed?

Frequently Asked Questions

Answer Additional Questions

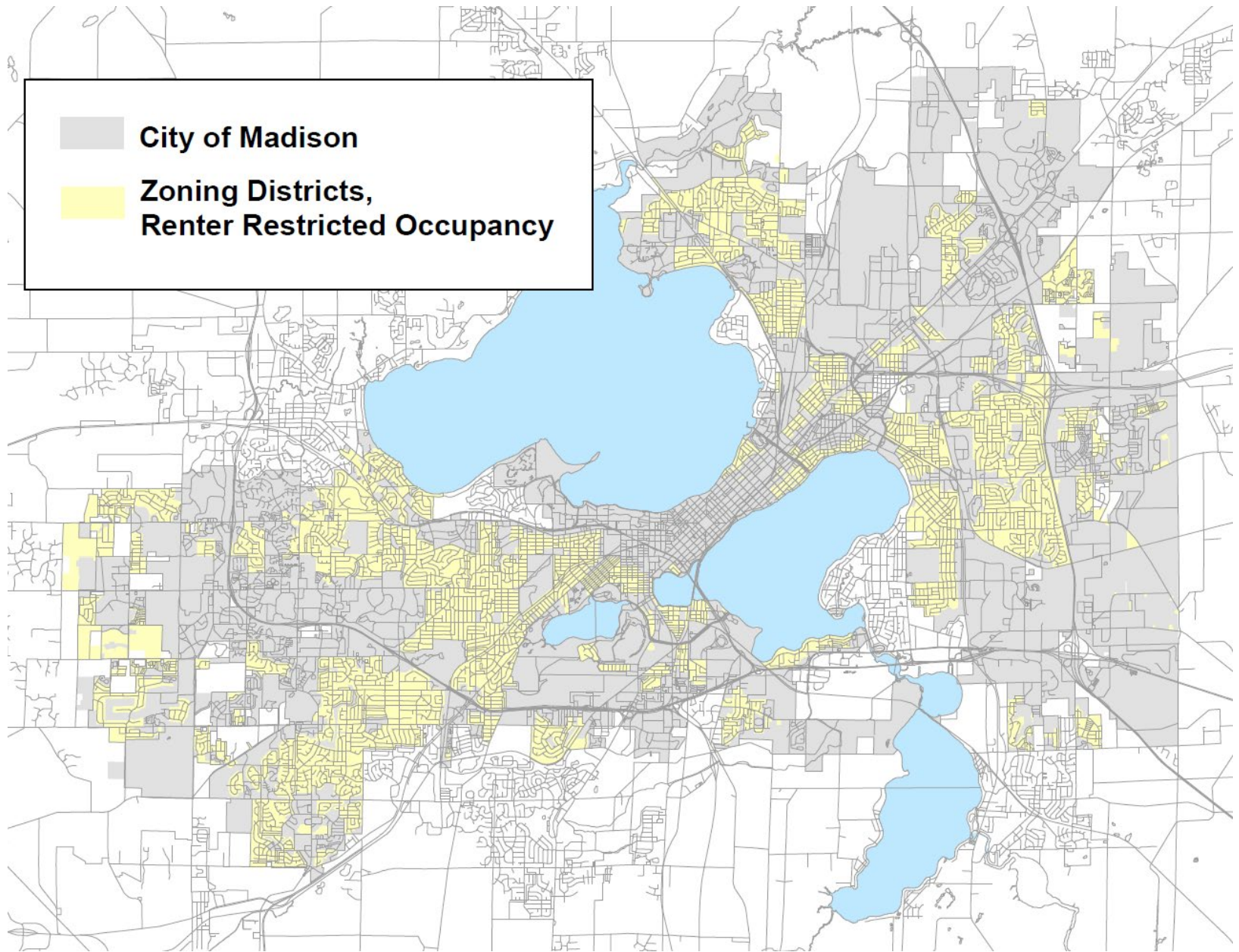
What is the Family Definition?

Restricts the number of people who can live together in a house or apartment in Madison based on:

- Zoning district;
- Whether they are renters or homeowners; and
- Whether they are all related to one another

Maximum Number of Residents Allowed by Zoning District (Simplified)

	<i>All Low Density, 1-3 Family Zoning Districts</i>	<i>Other Zoning Districts where Housing is Allowed</i>
<i>Renter-Occupied</i>	Related + 1 (2 unrelated)	Related + 4 (5 unrelated)
<i>Owner-Occupied</i>	Related + 4 (5 unrelated)	Related + 4 (5 unrelated)



Why Change the Family Definition?

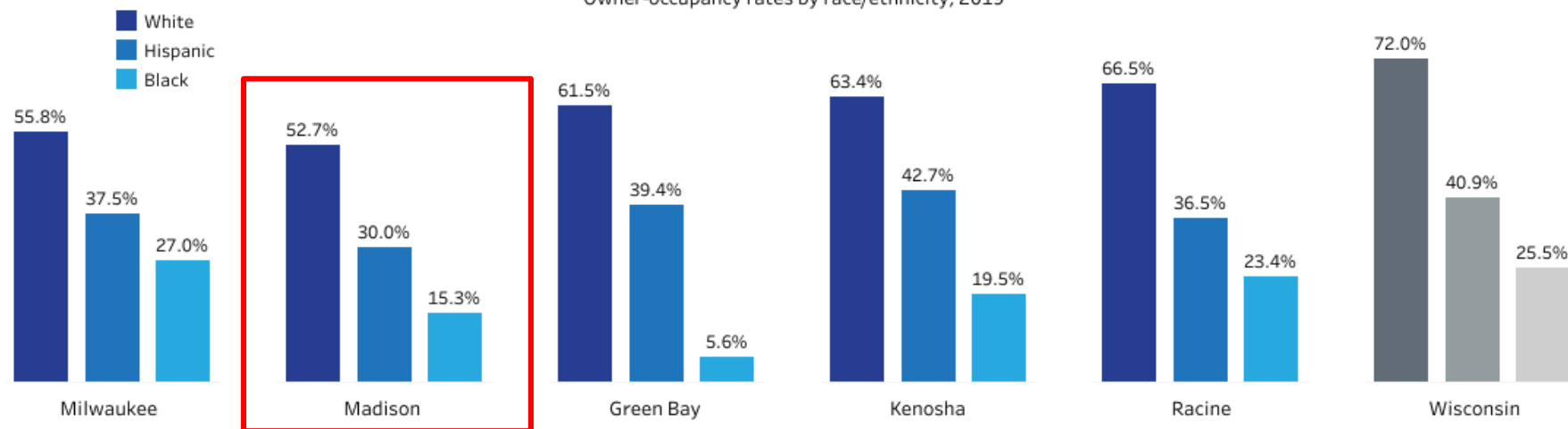
1. Improve Equity
 2. Increase Housing Choice
 3. Current Practice Has Negative Impacts
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1. Improve Equity

Disproportionate Impact on Black and Latinx Households

Figure 1: Large Racial Gaps in Homeownership in Wisconsin and its Biggest Cities

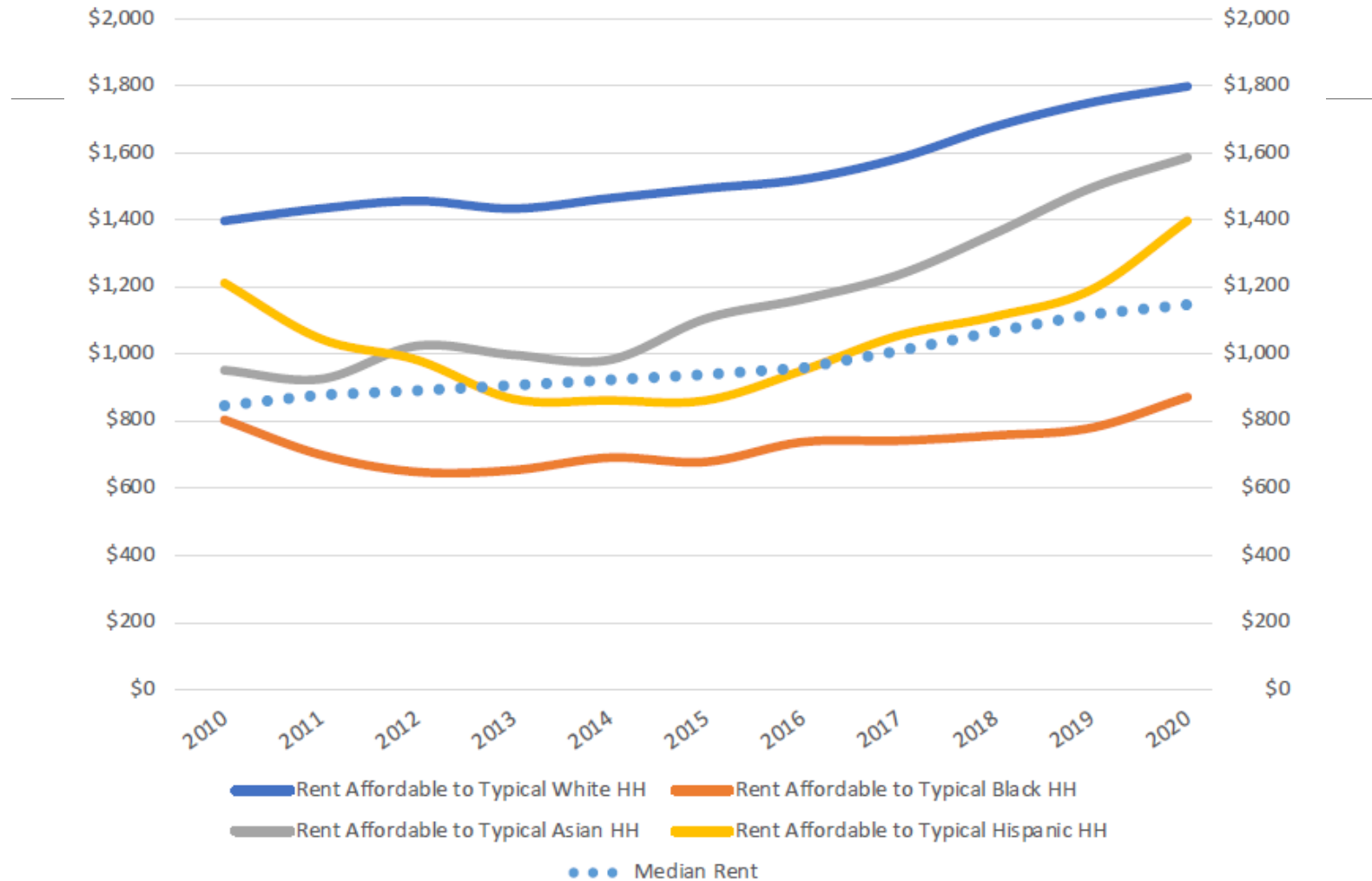
Owner-occupancy rates by race/ethnicity, 2019



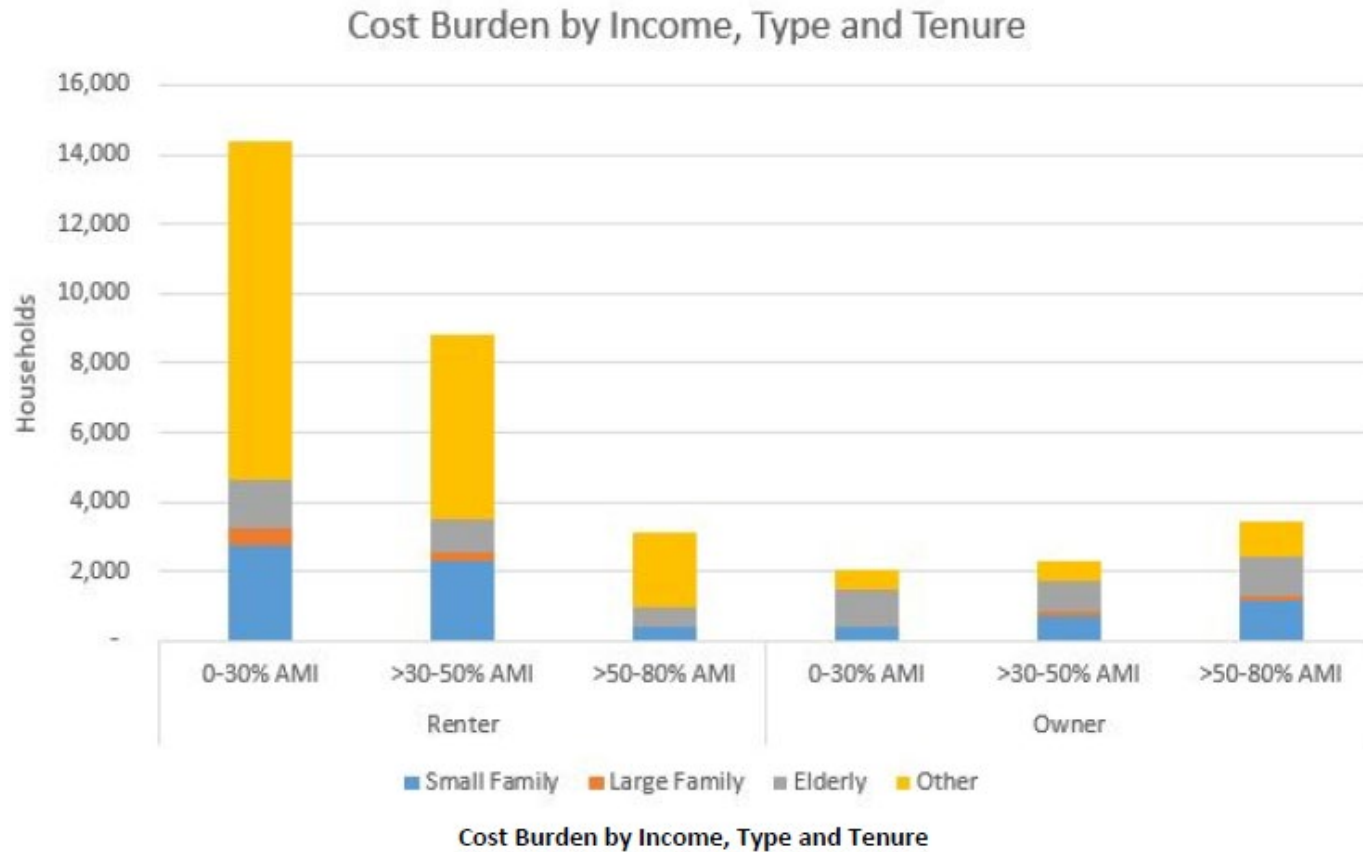
Note: Owner-occupancy rates are for non-Hispanic white households, Hispanic households of any race, and Black households (which may include some who identify as both Black and Hispanic). Source: U.S. Census Bureau. American Community Survey 5-year estimates.

Graphic from Wisconsin Policy Forum report, "Racial Disparities in Homeownership Extend Beyond Milwaukee"

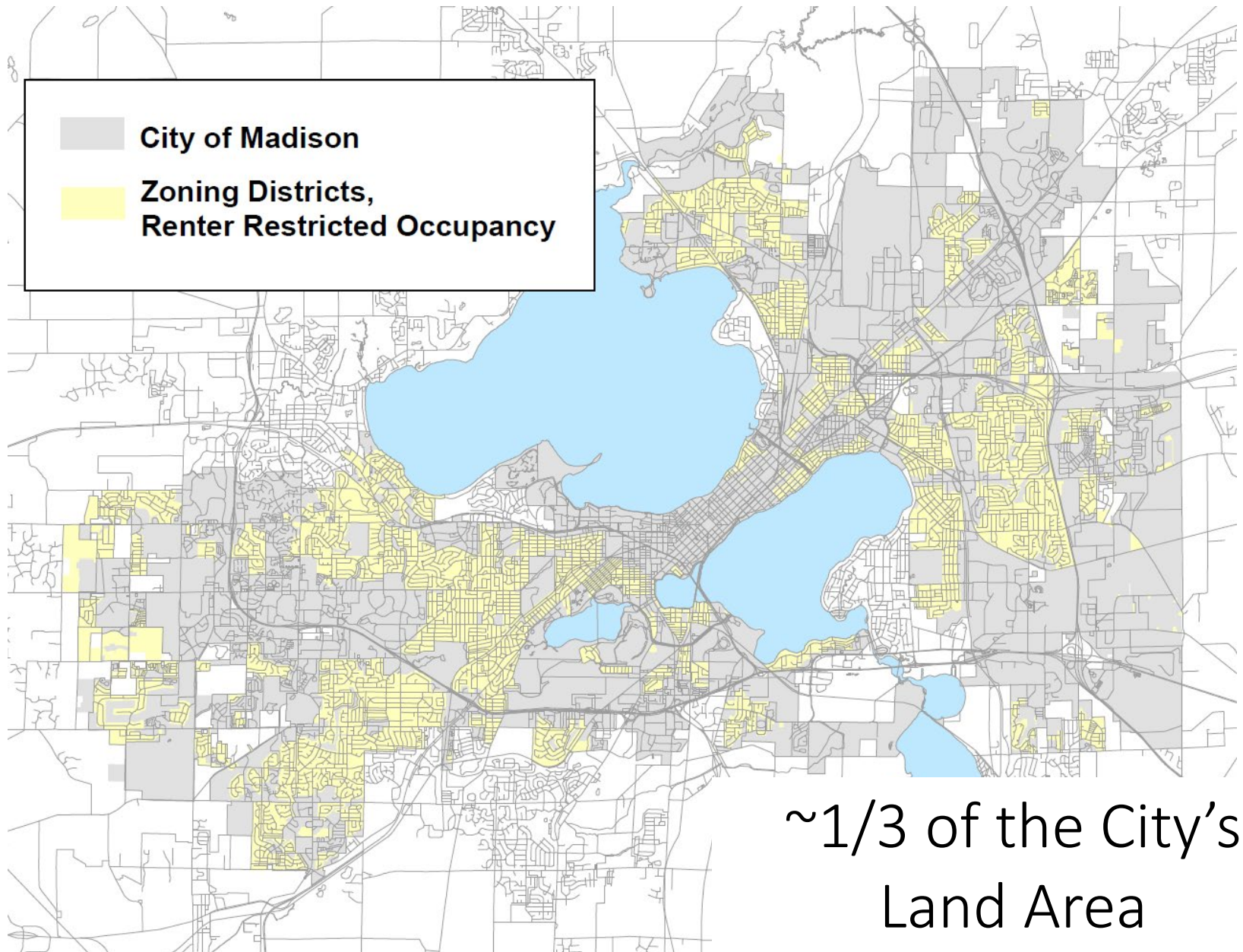
Disparities in Affordability (Race/Ethnicity)



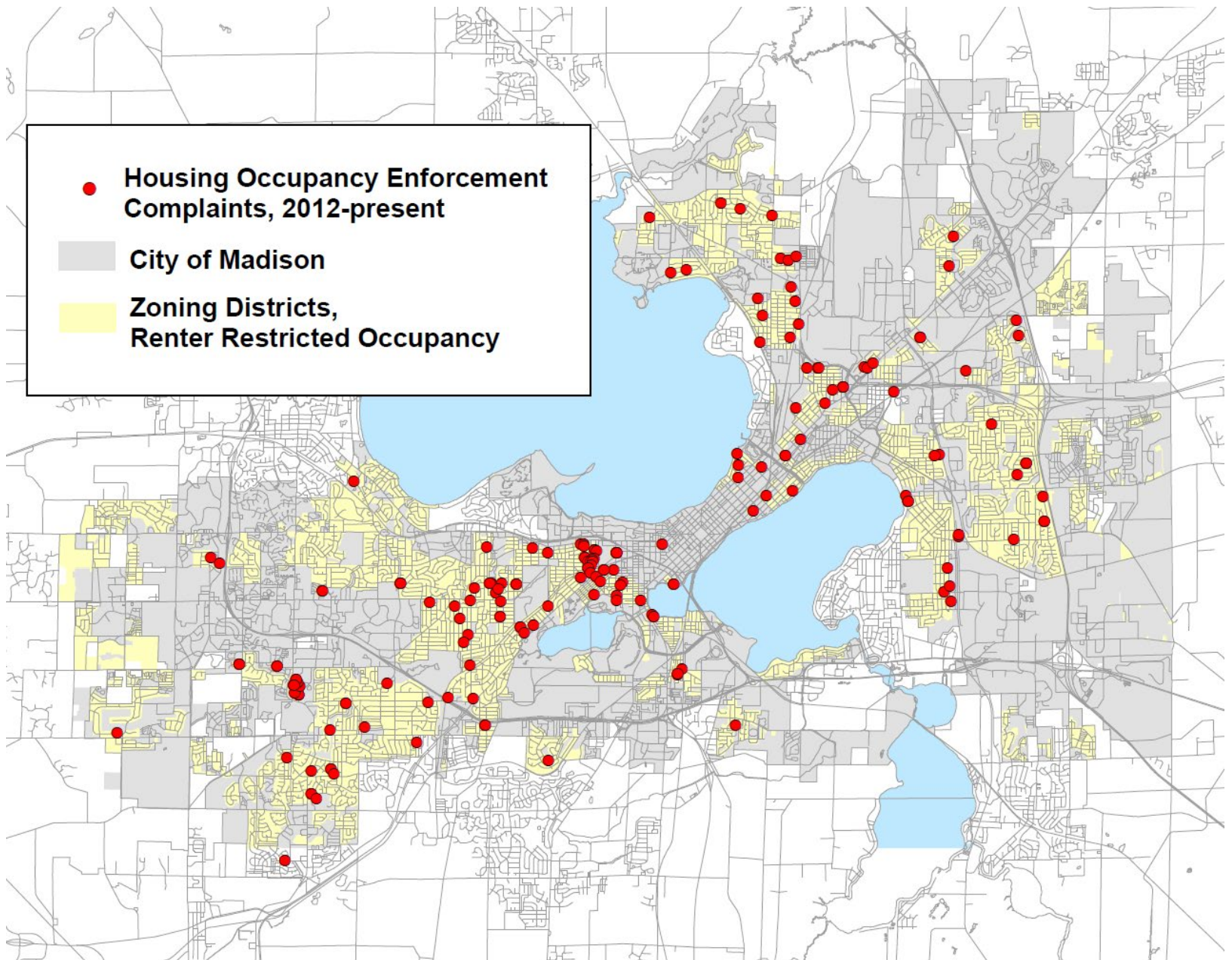
Renters are More Cost Burdened than Owners

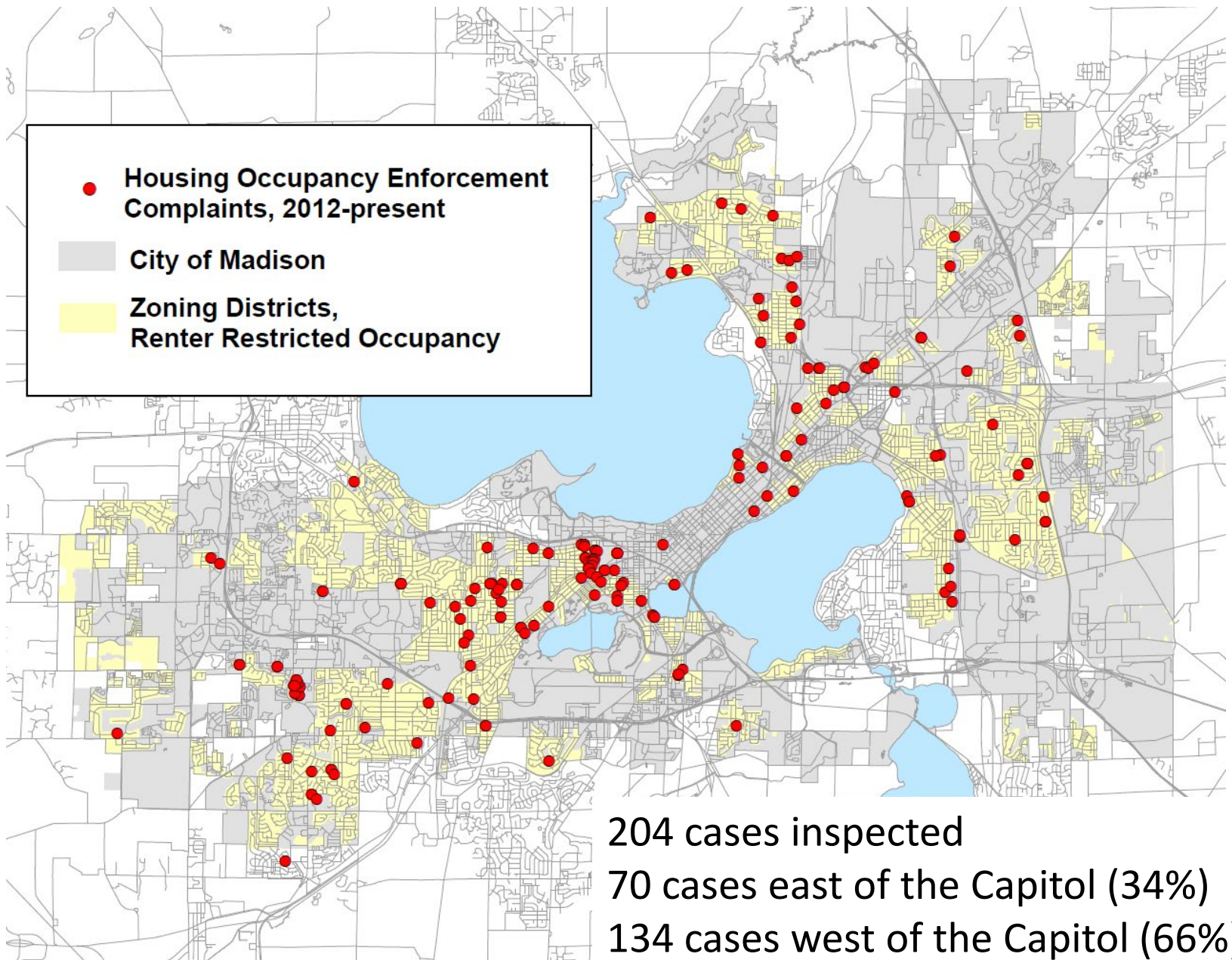


2. Increase Housing Choice



3. Current Practice has Negative Impacts





Housing Occupancy Complaints, 2012-Present

140 (69%) of the cases fall under the current more restrictive definition of family for rental occupancy, which allows a maximum of a family plus one roomer (2 unrelated).

33 (16%) of the cases fall under the family definition which makes no distinction in regard to owner vs renter occupancy. The remaining 31 cases (15%) fall into Planned Development zoning, where specific occupancy standards may be unique to each PD zone.

39 (19%) of the cases are in campus-adjacent areas or in the *UW Near Neighborhoods* area (Vilas, Greenbush, east and north sides of Regent, east end of Dudgeon-Monroe). These are addresses in close proximity to UW. However, there have been student occupancy cases further from UW and non-student renter cases in the UW Near neighborhoods. 9 of these cases relate to a single PD-Zoned property.

Housing Occupancy Complaints, 2012-Present

7 cases pertain to a programmed inspection of dwellings in the PD-zoned Park Ridge and Park Edge Neighborhood near Elver Park

Of the 204 cases, 49 cases were found to be in violation (24%)

30 properties had more than one case. Multiple cases accounted for 40% of total cases.

2 cases = 20 properties (40)

3 cases = 7 properties (21)

4 cases = 1 property (4)

5 cases = 1 property (5)

9 cases = 1 property (9)

Negative Impacts

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2. Some neighbors use it as leverage against other neighbors
3. Renters and homeowners with roommates cannot have dependency living arrangements and second kitchens

Timeline

September 29, 2022 – Plan Commission Work Session

October 3, 2022 – Wisconsin State Journal News Article

October 2022 – Staff Research and Drafting

November & December 2022 – Meetings with Alders

December 19, 2022 – Near West Neighborhoods Meeting

January 17, 2023 – Council Referral

January 27, 2023 – Cap Times News Article

February 2 and February 6, 2023 – Community Informational Meetings

February 7, 2023 – Tone Madison Opinion Piece

February 13, 2023 – Plan Commission

What is Proposed?

What Change is Being Proposed?

Allow the same number of people to live together, regardless of ownership status (up to five unrelated adults)

Remove limit on number of children/dependents

Allow dependency living arrangements and second kitchens, regardless of ownership status

Some Effects of the Change

Allows two couples with children to live together as one household

Allows three to five people to rent together

Allows renters with disabilities to have a live-in attendant or relative with their own living space

Proposed Maximum Number of Residents Allowed by Zoning District (Simplified)

	<i>All Zoning Districts where Housing is Allowed</i>
<i>Owner or Renter-Occupied</i>	Related + 4 and their dependents (5 unrelated)

Why Are These Numbers Proposed?

1. Multi-generational households will still be allowed with no limit on number of related family members.
2. Many zoning districts today allow up to five unrelated people in a household with no negative impacts based on number. Based on that experience, City staff believe that five unrelated adults and their dependents is a standard that would reasonably address potential impacts of neighbors on other neighbors.

Frequently Asked Questions

Will This Change Put Residents in Unsafe Living Conditions?

Will Many Owner-Occupied Houses Become Rentals?

Will This Cause More Property
Maintenance or Other Issues?

Are There Are Other Ways to Minimize
Student Impacts?

What Are Other Communities Doing?

How Is this Going to Solve the Housing Affordability Problem?

On its own, this change will increase housing access but does not add additional housing units. It's just one tool in the toolbox.

Part of a Package of Initiatives

Regulating short-term rentals so our housing stock is used for resident housing instead of tourist accommodations

Changing the threshold for the number of housing units so that fewer multi-family developments need permission from the Plan Commission before being built

Increasing funding for affordable housing

Prioritizing funding affordable housing in locations with excellent transit access to decrease household transportation costs

Part of a Package of Initiatives

Creating a transit-oriented development overlay district which allows more stories as a permitted use and requires transit supportive site and building design

Allowing accessory dwelling units as a permitted use

Funding down payment assistance for homebuyers and rehabilitation assistance for homeowners

Adding a downtown affordable housing zoning incentive (proposed legislation)

