

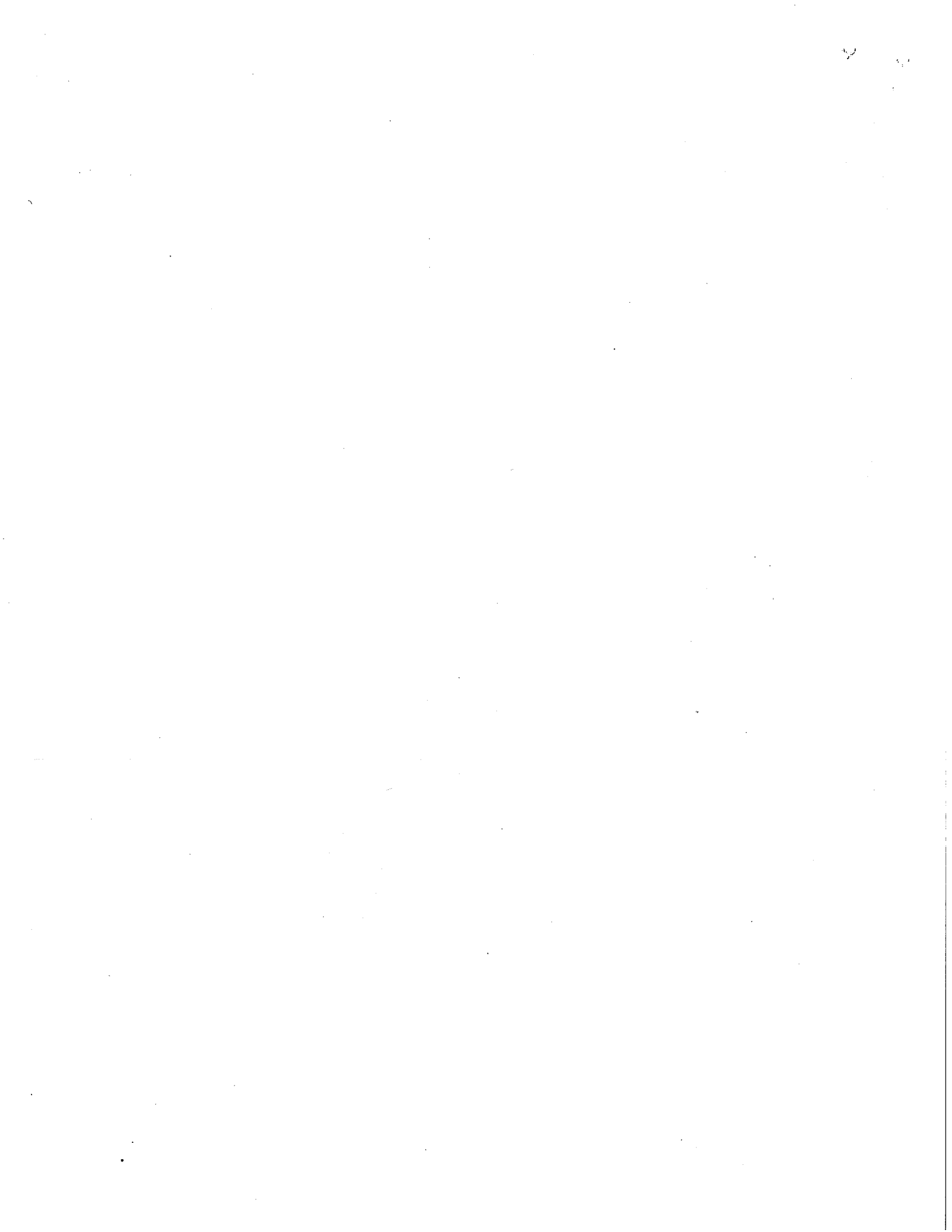
# **COMMON COUNCIL FAIR SHARE WORK GROUP**

## **FINDINGS AND RECOMMENDATIONS**

**APRIL, 1999**

### **MEMBERS**

Ald. Linda Bellman, District 1  
Ald. Warren Onken, District 3  
Ald. Judy Olson, District 6  
Ald. Dorothy Borchardt, District 12  
Ald. Napoleon Smith, District 13  
Ald. Tim Bruer, Common Council President  
Ald. Roberta Kiesow, District 18  
Ald. Steve Holtzman, District 19  
Ald. Gary Poulson, District 20



**COMMON COUNCIL FAIR SHARE WORK GROUP  
FINDINGS AND RECOMMENDATIONS  
March 19, 1999**

**Introduction**

The Common Council formed a Fair Share Work Group in July of 1998 in response to concerns related to the distribution of assisted rental housing and special needs housing throughout the community. The siting of several controversial community living arrangements (community based residential facilities or group homes) contributed to the decision to explore issues related to the distribution of assisted housing. Members of the Fair Share Work Group include:

- Ald. Linda Bellman, District 1
- Ald. Warren Onken, District 3
- Ald. Judy Olson, District 6
- Ald. Dorothy Borchardt, District 12
- Ald. Napoleon Smith, District 13
- Ald. Tim Bruer, Common Council President
- Ald. Roberta Kiesow, District 18
- Ald. Steve Holtzman, District 19
- Ald. Gary Poulson, District 20

**Mission**

The mission of the Common Council Housing and Fair Share Work Group is to review and recommend changes to City policy regarding the siting of certain residential and service facilities in order to promote stronger residential neighborhoods and improve the quality of housing and services for individuals with special needs.

The Task Force set out to accomplish this mission by consulting with neighborhood residents, community groups, businesses, other funding regulatory agencies, in recognition of the roles and responsibilities which they carry in addressing the issues of neighborhood viability, fair share housing, undue burden, and service effectiveness. The Task Force acknowledges that any proposed changes must recognize the roles which other villages and cities, the Madison Metropolitan School District and other school districts, County, State and Federal governments, and private market forces play in siting and funding these housing and service types. Any recommendations must further the coordination and cooperation of these entities to improve the current situation.

**Action Plan**

The Common Council Work Group has approached its task by conducting the following activities:

1. Compile a summary of housing and service facility types which are shown to have a pattern of impacts or concentrations within neighborhoods.

2. Make arrangements with other public bodies, funding and regulatory agencies, and community and neighborhood organizations to encourage activities which support shared goals and objectives.
3. Review options to strengthen regulatory, zoning, financial, and other mechanisms to promote the siting, scale, or management of such housing/facilities to minimize any potential negative impacts on residential neighborhoods and individuals.

### **Synopsis of Meetings**

Since July, 1998 the Fair Share Work Group has met on seven occasions in order to learn more about the funding and siting decisions related to assisted housing. The group has met with the following City, County, and State housing providers and funding agencies as well as not-for-profit agencies.

- Dane County Department of Human Services (Susan Crowley, Director)
- Dane County Health and Human Services Committee (Judy Wilcox, Chair)
- Dane County Housing Authority (Yvonne Anderson, Director)
- City Community Development Authority (Percy Brown, Interim Executive Director)
- City Housing Unit (Mary Brown)
- Wisconsin Department of Corrections (Wayne Mixdorf, Chief Southern District)
- Tellurian, UCAN, Inc. (Mike Florek)
- Goodwill Industries (Mary Grabat)
- City Attorney's Office (Jim Martin)
- Dane County Board (Kevin Kestersen, Chair)
- Dane County Executive's Office (Helene Nelson)
- ARC (Karen Kinsey, Judy Baldwin)
- Madison Area Apartment Association (Eileen Bruskevitz, Interim Director)

### **Definition of Terms**

The Work Group requested the Department of Planning and Development to collect and map data on the location of assisted rental housing throughout the community. The Department of Planning and Development has established a database and has prepared maps which indicate the location of the following types of housing facilities:

- CDA Public Housing
- Section 8 Vouchers and Certificates
- Privately-owned Assisted Housing
- Section 42 Low-Moderate Income Tax Credit Housing
- Community Based Residential Facilities/Community Living Arrangements
- Temporary Housing (Transitional Housing)

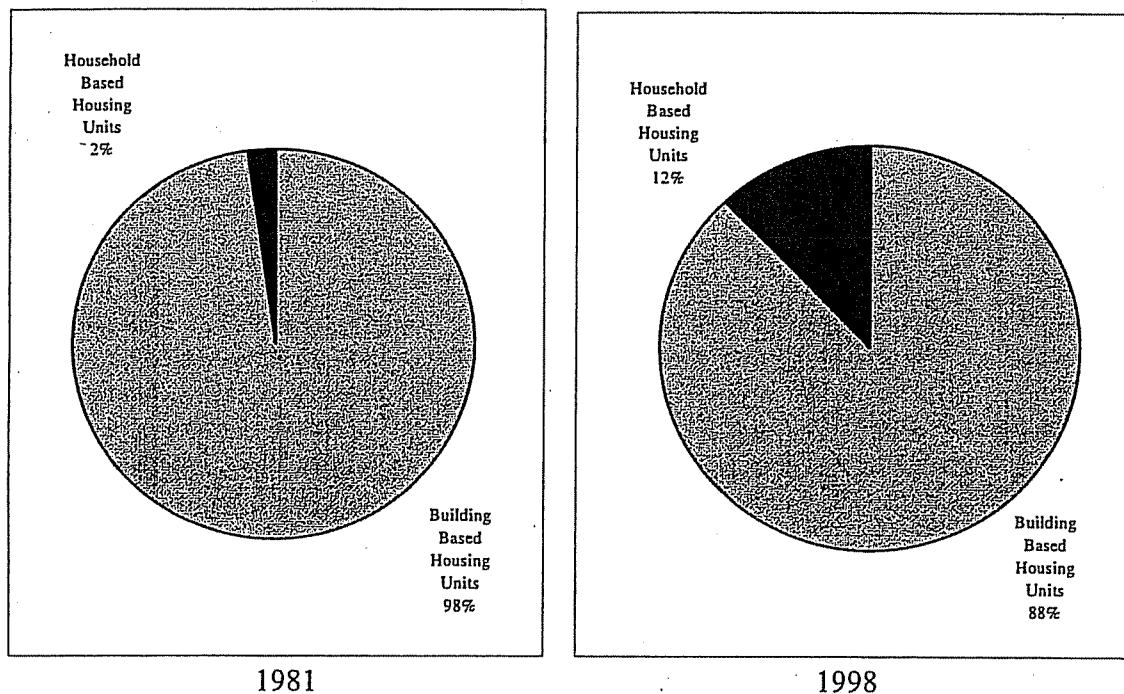
The purpose of this report is to present the key findings of the Fair Share Work Group, the group's objectives and recommendations. These recommendations should be evaluated within the context of the recommendations from the Mayor's Housing Summit.

## Findings - 1981 Plan, Assisted Family Rental Housing

In 1981, the City of Madison adopted a Fair Share Housing Plan. The goals of that plan were to locate assisted family housing more equitably throughout the City and to develop such housing in smaller groupings in keeping with character the surrounding neighborhoods. The plan addressed assisted family rental housing for couples and families with children earning less than 80% of the City's median income. The plan addressed publicly owned and subsidized housing, privately owned and developed housing, Section 8 vouchers and certificates, the City's moderate rehabilitation loan program and the Wisconsin Housing and Economic Development Authority's low and moderate income housing tax credit program.

Since the plan was adopted in 1981, the programs used to provide assisted family rental housing have changed dramatically. During this time, the vast majority of dwelling units added to the City have been located on the far east and far west side and in the downtown. Very few dwelling units were built in the already developed east and west side neighborhoods.

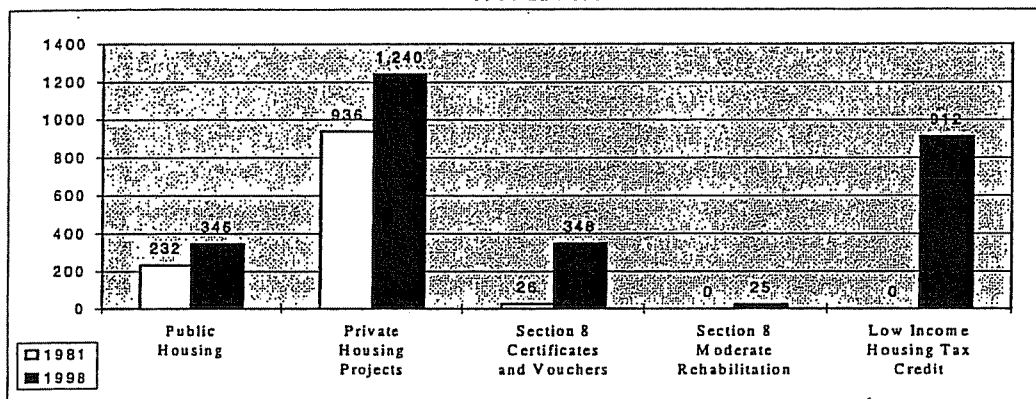
FIGURE 1  
BUILDING BASED UNITS vs HOUSEHOLD BASED UNITS  
ASSISTED FAMILY HOUSING - 1981 and 1998



In 1981 about 4% of all rental units in the City or 1,194 units qualified as assisted family rental housing. Of these, 98% were building-based (i.e., the subsidized rent was tied directly to a specific unit and site). Three-fourths of the building-based units in 1981 were developed and managed by private developers with the remainder by the City or its Community Development Authority. Today, about 5.5 % of all rental units in the City or 2,871 units, qualify as assisted family units. Only 88% are now building-based. Of the building-based units which have been added since 1981 (1,355 total units), 921 units are the result of the State-Administered, Federal Low Income Housing Tax Credit Program over which the City has no approval. The balance of the 348 units added are household-based (i.e., families use a Section 8 voucher or certificate to

pay the rent of a market rate unit in any neighborhood of their choice in participating rental units).

FIGURE 2  
ASSISTED FAMILY HOUSING UNITS BY TYPE OF PROGRAM  
1981 and 1998



The assisted rental housing projects which were built before 1981 established a pattern of distribution in which certain neighborhoods had substantially more assisted housing than others. This pattern has been slow to change. Only 11 of 52 census tracts in the City had any significant amount of assisted family housing in 1981. In 1998, only four of these 11 census tracts have more units than they did in 1981 and five continue to have the greatest number of assisted family units when compared to other census tracts. However, while these 11 census tracts have 99% of all of the assisted family rental units in the City in 1981, in 1998 their share is only 46% of all assisted family units. Within these 11 census tracts, very large projects were built in the 1960s and 70s. Wexford Ridge on the City's west side, Truax Apartments on the east side, Packers Apartments and Kennedy Heights Apartments on the northeast side are examples of these large housing complexes. Because housing assistance added since the mid-1980s has been primarily either household-based or smaller projects scattered throughout the City, it will take a long time to totally equalize the distribution, however, significant progress has been made. In 1981 only nine census tracts had 50 assisted rental units. In 1999 the number is up to 21 census tracts. Table 1 provides a comparison between the assisted family housing units by type of program between 1981 and 1998. (Table 5 in Appendix A summarizes these data by census tract.)

TABLE 1  
NUMBER and TYPE OF ASSISTED FAMILY UNITS  
1981 and 1998

TYPE	1981		1998		1981-1998 CHANGE	
	NO.	%	NO.	%	NO.	%
<b>PUBLIC AND PRIVATE</b>						
Public	232	19.4	346	12.1	114	6.9
Private	936	78.4	1,240	42.9	304	17.3
<b>SECTION 8</b>						
Certificates and Vouchers	26	2.2	348	12.2	322	19.4
<b>MODERATE REHABILITATIONS</b>	0	0.0	25	0.9	25	1.5
<b>LOW INCOME HOUSING TAX CREDIT</b>	0	0.0	912	31.9	912	54.9
<b>TOTAL</b>	1,194	100.0	2,871	100.0	1,677	100.0

The shift in Federal Housing Programs over the last 18 years has reduced the amount of control that the City has in distributing this housing geographically. While there has been some dispersal in the pattern of assisted family housing City-wide, the pattern of uneven distribution persists. This pattern was established before 1981 and significantly altering it will take a long time. Introducing assisted family housing into areas which are already built out and have very little or no assisted family housing has historically proven difficult and will continue to be difficult. Factors which contribute to this include a lack of vacant land, high land and building costs, the predominance of higher value single-family, owner-occupied detached housing, and higher value rental housing. While household-based assistance (like Section 8 vouchers and certificates) should offer more opportunity to distribute lower income family households throughout the City, there are several factors that work against such a theory.

1. Fair market rents (the Federally established maximum rent levels for a community for which the vouchers or certificates can be used limit their use to lower rent areas.)
2. Landlords willingness to enter into Section 8 contracts with the CDA limits their use to participating properties.
3. A families desire to live in neighborhoods where their relatives, friends and good public transportation exists discourage moves to other neighborhoods.

### **Findings - Other Types of Assisted Housing**

The assisted family rental housing is a subset of the total amount of assisted housing located within the community. In addition to the assisted family rental housing, many of the same programs also provide housing which is restricted to elderly individuals and households. In addition, community based residential facilities (community living arrangements) and temporary housing facilities (correctional related, emergency shelters and transitional housing) add to the total amount of assisted housing in the City.

Table 2 provides a summary of all subsidized housing by census tract within the City. Many of the assisted units in the City are targeted and restricted to serving elderly individuals and families. Approximately 32% of the total assisted subsidized units are targeted to the elderly. In addition to these units, community based residential facilities or community living arrangements and temporary housing facilities add to the total assisted housing stock within the community. Table 3 provides a summary of community based residential facilities and temporary housing sites by census tract.

The siting of community based residential facilities or community living arrangements is guided by State Statute, City Ordinance and the Federal Fair Housing Act Amendments and the Americans With Disabilities Act. While State Statutes and the City's Zoning Code establishes a density standard and distance standard to guide the distribution of these facilities, the Americans With Disabilities Act and Federal Fair Housing Act Amendments have further limited the use of these standards. Both acts and federal "case law" have clarified the need for communities to make reasonable accommodations for community living arrangements which provide housing and services for clients with disabilities protected by federal law. In reviewing the distribution of community living arrangements City-wide, it is evident that community living arrangements providing services to juveniles, and to clients from the State and Federal correctional system, are not evenly distributed throughout the community nor are they evenly distributed throughout Dane County. The Wisconsin Department of Corrections has indicated that all of their facilities in

Dane County serving clients on probation and parole including community living arrangements, and probation and parole offices, are located in the City of Madison. Representatives from the Department of Corrections have cited proximity to client populations and transportation services as two of the reasons for the siting decisions. However, a review of the distribution of individuals on probation and parole within the County shows a very wide distribution throughout the County's 60 municipalities. The State Department of Corrections indicated that the Department is developing a new protocol for its real estate staff to follow which will require them to consult with local officials as the Department locates new offices.

Table 4 shows the total number of subsidized housing units, community living arrangements and temporary housing sites in the City of Madison and in all of Dane County. The table shows a fairly even distribution in assisted housing facilities within the City of Madison and outside of the City of Madison with several exceptions. First, there is very little publicly owned housing located outside of the City of Madison. Second, very few of the temporary housing facilities including correctional related, emergency shelters and transitional housing are located outside of the City. Those that do exist outside of the City are located in the Town of Madison. Finally, many of the County's Section 8 voucher and certificate holders have chosen to rent units in northern Fitchburg and the Town of Madison which contribute to concentrations of assisted housing within nearby City of Madison neighborhoods.

The County Human Services Department has indicated that it is encouraging human service providers of residential housing to help their clients find smaller scale places of residence, of 4 or fewer persons, rather than seek larger sites larger than 8 persons. The structure of county government suggests that while the County Executive and the County Board may be in a position to encourage the broader siting of special needs housing and facilities through the Human Services Department contracts, the siting of their own public structures, and the funding incentives under development with their new CDBG program, it is the cities, towns and villages which retain a major role in the zoning and encouragement of broader housing opportunities. This may indicate that the City of Madison may be more effective in developing bilateral relationships directly with other cities and villages to encourage affordable housing measures in a positive manner, rather than trying to work through the County structure. This may also indicate that bilateral relationships directly with the Dane County Housing Authority may be more effective than trying to work through the County government to influence the County Housing Authority.

### **Work Group Objectives**

Work group identified several objectives which should be included in any fair share housing strategy for the City of Madison. These include:

1. Achieve a more equitable distribution of assisted family rental housing, community living arrangements, and temporary housing facilities throughout the City and all of Dane County.
2. Develop such housing in smaller concentrations and groupings in keeping with existing and developing neighborhoods.
3. Provide affordable housing in all neighborhoods and incorporate more specific objectives in neighborhood plans for existing neighborhoods and neighborhood development plans for new neighborhoods.
4. Encourage the production of additional affordable housing units.



5. Achieve better alignment between the City of Madison's affordable housing goals and objectives, and the goals, objectives and programs of State and Federal funding agencies.
6. Promote the full range of housing types and locations for persons and households of all income levels and ages including low and moderate income families within all neighborhoods.

### Work Group Recommendations

Many of the recommendations below are consistent with recommendations from the Housing Summit and the Mayor's report on affordable housing. These recommendations should be considered within the context of the overall affordable housing strategy within the City. The recently appointed Housing Committee should review and consider the recommendations and should address the issue of the Fair Share recommendations which follow.

1. **Adopt or re-affirm an overarching statement of principle which establishes a City-wide goal to expand opportunity and housing choices for individuals, households and related families of all types throughout the community, including the Madison Metropolitan Area.** (See attached resolution)
2. **Support the Department of Planning and Development in its efforts to maintain a current inventory and distribution analysis of assisted and special purpose housing.**

This analysis should track the number of housing units which receive assistance through the following programs:

1. Housing owned by the Community Development Authority or the County Housing Authority.
2. Privately owned Section 8 assisted housing.
3. Section 8 vouchers and certificates held by households.
4. Low income housing tax credits approved by the Wisconsin Housing and Economic Development Authority.
5. Community-based residential treatment facilities.
6. Homeless shelters or transitional housing units.
7. Housing assistance through Dane County Department of Human Services.

City staff should track the number of assisted housing units by type and by census tract and should compare the number of such units to existing rental units, rates for rental housing, and the additional number of units which could be accommodated in each census tracts. These data should be used as part of an annual strategic planning effort for providing additional affordable housing within the City. This regular analysis should continue to assess the factors which affect the distribution of affordable housing including private market forces, the regulations and policies of State and Federal agencies which fund and manage housing subsidy programs, and City and County policies related to programs funded and managed by the Community Development Authority, City Housing Unit, Dane County Department of Human Services and the Dane County Housing Authority. In addition, the Council should support continued tracking of the above housing types to periodically assess their impact and contributions to the surrounding neighborhood.

3. **In order to achieve affordable housing, access and diversity goals throughout the metropolitan area and all of Dane County, any new Fair-Share Housing Plan should be prepared on a regional basis.**

The Common Council should re-affirm its goal to establish a joint committee with the County similar to the adopted 1990 resolution, to develop strategies to promote the expansion of housing opportunities throughout the region. The City should work to include other municipalities and villages in the work of this committee, and take steps to develop bilateral relationships with village boards and city councils to discuss areas of housing opportunities, workforce housing, and other related issues of joint interest.

The housing market in the City of Madison is not self-contained. This market is part of a larger regional, inter-connected market. Any serious effort to address the distribution of assisted housing within the Madison community must recognize this fact and must incorporate this reality. Any new fair-share housing plan should be prepared on a regional basis and should include an analysis of the locational patterns of assisted and non-assisted housing in the City of Madison and other Dane County cities and villages and developing townships.

4. **The Common Council should request the Wisconsin Department of Corrections and Federal Correctional System to evaluate its current policies related to the location and operation of existing probation and parole offices and the funding of community living arrangements within the City of Madison.**

The City of Madison should join with the County and other municipalities to urge the State Legislature to create separate rules for correctional facilities, including halfway and transitional facilities currently regulated under the rules for CBRF's. The intent of this legislation or rule-making should require that correctional facilities avoid location in areas which are predominantly residential and low density in character. The rules should limit such facilities to 8 or fewer persons, and require Corrections to locate such facilities throughout their regional districts. The rules should also require the Department of Corrections to notify the local units of government where the facilities are proposed and to provide an opportunity to comment.

Dane County is comprised of 403,000 people. The Wisconsin Department of Corrections should recognize the fact that needs of the correctional system are not confined to the City of Madison. A review of distribution of individuals on probation and parole within the County clearly demonstrates that there is a very widespread distribution of individuals requiring the services of the correctional system. The City requests that the Department of Corrections discontinue its practice of locating all of its facilities within the City of Madison and begin to actively promote the dispersion of these facilities throughout the County. The City also requests that the Department of Corrections discontinue funding for community living arrangements within residential neighborhoods which provide housing for individuals who are under the supervision of the Department of Corrections.

5. **The City should work directly with the Wisconsin Department of Health and Family Services to review its policies related to the siting of State funded community living arrangements.**

One of the primary concerns expressed by neighbors of community living arrangements is the increase in the density of development within a neighborhood (the number of individuals on a

residential zoning lot) and the increase in intensity of land use which is caused by the siting of the community living arrangement. When the number of persons per dwelling unit in a single-family residential neighborhood averages 2.5 persons and the proposed community living arrangement provides for 8 unrelated individuals to live in a single-family home (in addition to on-site supervisors and care givers), it is understandable that concerns will be expressed about the incompatibility of certain community living arrangements within the neighborhood. Much of the concern expressed recently with respect to the siting of community living arrangements has involved the siting of facilities which are associated with clients from the State and Federal correctional system. While the Common Council Fair Share Work Group recognizes the need for these individuals to be accommodated in safe and sanitary housing, the work group also believes that the State could review its siting criteria to encourage locations which are located in higher density residential neighborhoods, mixed use higher density neighborhoods and in major transportation corridors which are provided with good transportation services. The City should work with the not-for-profit service providers who site and manage community living arrangements to develop partnerships in the siting of these facilities and advance guidance as to the most appropriate locations. (See the related recommendation.)

6. **Support efforts to plan, design, and support special purpose housing appropriate to its immediate surroundings.**

The Committee believes that single-family areas should remain residential and lower density in character for small households and related families. Larger group living arrangements (greater than 7 unrelated persons) should be encouraged to locate in higher density housing areas or mixed use areas throughout the community.

The Common Council should provide an additional \$100,000 for the scattered site CLA fund to help encourage eligible community living arrangements to locate residential facilities in ways which broaden opportunities throughout the City.

7. **Encourage continued experimentation to increase the quality of rental management and responsible tenant behavior.**

The Council Work Group recognizes that these qualities contribute in the long run to the broadening or narrowing of housing opportunities, and the perceived profit and risk of rental management, and the degree of neighborhood hospitality. The Work Group looks forward with anticipation to the recommendations of the Housing Committee as it works to address these particular issues in the coming months, and in its way, contribution to the broadening of housing opportunities throughout Madison.

TABLE 2

Subsidized Housing in City of Madison by 1990 Census Tract  
 Prepared by City of Madison Department of Planning and Development, Planning Unit 12/98 (Data Fall 1998)

Census Tract	Public Housing		Section 8 Housing		Privately Owned Assisted / Subsidized Housing				Section 42 (Tax Credits)			Total Subsidized Units	Total Units Census 1990	Subsidized Units as % of Total Units
	CDA Scattered Site Units	Other Publicly Owned Units	Family Units	Elderly Units	Family Units	Elderly Units	Handicap Units	Mental Health Units	Family Units	Elderly Units	Other Units			
001.00	9	0	2	9	0	0	0	0	48	0	0	68	1,279	5.32%
002.01	4	0	0	2	0	0	0	0	0	0	0	6	1,030	0.58%
002.02	0	0	1	1	0	0	0	0	0	0	0	2	1,231	0.16%
002.04	0	0	0	0	226	20	0	0	0	0	4	250	1,905	13.12%
002.05	0	0	0	5	0	0	0	0	0	170	0	175	1,345	13.01%
003.00	2	0	2	8	0	151	0	0	0	0	0	163	2,948	5.53%
004.01	0	0	0	1	0	0	0	0	0	0	0	1	1,435	0.07%
004.02	0	0	1	0	0	0	0	0	0	0	0	1	1,090	0.09%
004.98	6	0	30	41	16	50	0	0	327	0	0	470	4,281	10.98%
005.03	2	0	6	0	24	0	0	0	0	0	0	32	996	3.21%
005.04	16	0	2	0	0	0	0	0	96	0	0	114	1,332	8.56%
005.97	0	0	0	0	0	0	0	0	0	0	0	0	45	0.00%
005.98	8	0	13	8	0	0	0	0	0	0	0	29	1,905	1.52%
006.00	12	0	52	24	0	0	0	0	36	0	0	124	1,068	11.61%
007.97	2	0	8	4	0	0	0	0	0	0	0	14	1,468	0.95%
008.00	6	0	0	3	0	0	0	0	0	0	0	9	1,833	0.49%
009.00	0	0	1	3	0	0	0	0	0	0	0	4	3,074	0.13%
010.97	0	0	0	0	0	0	0	0	0	0	0	0	41	0.00%
010.98	0	0	1	0	0	0	0	0	0	0	0	1	914	0.11%
011.00	0	0	0	1	0	0	0	0	46	0	56	103	1,158	8.89%
012.98	0	339	1	1	99	0	0	0	0	0	0	440	2,661	16.54%
013.98	0	168	0	2	0	0	0	0	0	0	0	170	1,369	12.42%
014.01	4	64	27	23	34	71	0	10	0	0	6	239	1,266	18.88%
014.98	18	0	4	6	48	50	0	0	0	0	0	126	1,038	12.14%
015.01	12	0	19	16	0	0	0	0	104	0	1	152	1,230	12.36%
015.02	0	0	7	10	0	0	0	0	0	0	0	17	1,321	1.29%
016.01	0	0	0	2	0	0	0	0	0	0	0	2	2,887	0.07%
016.02	0	0	7	35	0	0	0	0	21	2	36	101	2,215	4.56%
017.00	0	0	3	31	0	242	0	0	114	0	0	390	3,301	11.81%
018.00	0	40	16	34	54	0	0	0	0	0	0	144	2,999	4.80%
019.00	9	0	15	27	0	0	0	0	11	1	5	68	2,976	2.28%
020.00	0	36	29	23	0	0	0	0	0	0	1	89	2,636	3.38%
021.00	0	0	13	41	0	0	0	10	15	6	23	108	2,556	4.23%
022.00	0	0	9	20	116	24	0	0	0	139	0	308	2,109	14.60%
023.01	0	0	31	15	0	0	0	0	48	0	0	94	1,297	7.25%
023.02	0	0	0	0	0	0	0	0	0	0	0	0	89	0.00%
024.94	0	0	0	0	0	0	0	0	0	0	0	0	12	0.00%
024.95	0	0	3	1	96	0	0	0	0	0	0	100	1,183	8.45%
024.96	0	0	0	0	0	0	0	0	0	0	0	0	48	0.00%
024.97	0	0	0	0	0	0	0	0	0	0	0	0	5	0.00%
024.98	0	0	7	13	120	120	0	0	0	0	0	260	1,265	20.55%
025.98	0	120	0	0	0	0	0	0	0	0	0	120	546	21.98%
026.01	0	0	10	10	0	0	0	0	0	0	0	20	1,248	1.60%
026.02	0	0	10	14	124	24	40	0	20	20	0	252	2,124	11.86%
027.00	0	0	1	2	0	0	0	0	0	0	0	3	1,558	0.19%
028.00	0	0	3	4	0	0	0	0	0	0	0	7	1,115	0.63%
029.00	0	0	5	2	0	0	0	0	0	0	0	7	1,008	0.69%
030.01	0	0	2	6	24	0	0	0	26	0	0	58	1,980	2.93%
030.02	2	0	3	4	259	108	0	0	0	0	0	376	1,324	28.40%
031.00	2	0	4	10	0	0	0	0	0	0	0	16	2,226	0.72%
032.00	0	0	0	0	0	0	0	0	0	0	0	0	1,273	0.00%
102.00	0	0	0	0	0	0	0	0	0	0	0	0	2	0.00%
105.00	0	0	0	0	0	0	0	0	0	0	0	0	46	0.00%
106.00	0	0	0	0	0	0	0	0	0	0	0	0	1	0.00%
109.00	0	0	0	0	0	0	0	0	0	0	0	0	24	0.00%
110.00	0	0	0	0	0	0	0	0	0	0	0	0	78	0.00%
112.98	0	0	0	0	0	0	0	0	0	0	0	0	638	0.00%
114.00	0	0	0	2	0	0	0	0	0	0	0	2	15	13.33%
TOTAL	114	767	348	464	1,240	860	40	20	912	338	132	5,235	80,047	6.54%

TABLE 3

**CBRFs and Temporary Sites in City of Madison by 1990 Census Tract**

Prepared by City of Madison Department of Planning and Development, Planning Unit 1/99 (Data Fall 1998)

Census Tract	CBRF		Temporary Housing Sites
	Sites	Capacity	
001.00	1	4	0
002.01	0	0	0
002.02	1	8	0
002.04	2	12	0
002.05	1	4	0
003.00	3	19	0
004.01	0	0	0
004.02	0	0	0
004.98	5	149	0
005.03	0	0	0
005.04	1	4	0
005.97	0	0	0
005.98	4	29	0
006.00	1	6	0
007.97	0	0	0
008.00	0	0	1
009.00	1	5	1
010.97	0	0	0
010.98	0	0	0
011.00	0	0	2
012.98	1	8	0
013.98	2	23	1
014.01	0	0	2
014.98	1	3	1
015.01	1	8	0
015.02	0	0	1
016.01	0	0	1
016.02	1	40	2
017.00	1	48	8
018.00	2	21	1
019.00	2	8	6
020.00	2	24	3
021.00	4	40	4
022.00	1	8	0
023.01	2	14	0
023.02	1	15	0
024.94	0	0	0
024.95	1	73	0
024.96	0	0	0
024.97	0	0	0
024.98	2	23	0
025.98	0	0	1
026.01	0	0	1
026.02	4	50	0
027.00	0	0	0
028.00	4	36	0
029.00	1	8	0
030.01	2	9	0
030.02	1	8	1
031.00	0	0	0
032.00	0	0	0
102.00	0	0	0
105.00	0	0	0
106.00	0	0	0
109.00	2	9	0
110.00	0	0	0
112.98	0	0	0
114.00	4	63	0
<b>TOTAL</b>	<b>62</b>	<b>779</b>	<b>37</b>

**TABLE 4**

**Subsidized Housing, CBRFs and Temporary Sites in City of Madison and Dane County**

Prepared by City of Madison Department of Planning and Development, Planning Unit 1/99 (Data Fall 1998)

Fair Share Housing Program	Housing Type	City of Madison Only		Dane County Excluding City of Madison		Dane County Total
		Number	%	Number	%	
Public Housing (Units)	CDA Scattered Site Housing	114	100.0%	0	0.0%	114
	Other publicly Owned Housing	767	82.9%	158	17.1%	925
	<b>Total Units</b>	<b>881</b>	<b>84.8%</b>	<b>158</b>	<b>15.2%</b>	<b>1,039</b>
Section 8 (Units)	Madison Section 8 - Family	348	99.7%	1	0.3%	349
	Madison Section 8 - Elderly	464	97.9%	10	2.1%	474
	County Section 8	86	9.3%	842	90.7%	928
	<b>Total Units</b>	<b>898</b>	<b>51.3%</b>	<b>853</b>	<b>48.7%</b>	<b>1,751</b>
Privately Owned Assisted/Subsidized Housing (Units)	Family	1,240	49.3%	1,273	50.7%	2,513
	Elderly	860	38.9%	1,349	61.1%	2,209
	Handicapped	40	38.8%	63	61.2%	103
	Mental Health	20	100.0%	0	0.0%	20
	<b>Total Units</b>	<b>2,160</b>	<b>44.6%</b>	<b>2,685</b>	<b>55.4%</b>	<b>4,845</b>
Section 42 (Units)	Family	912	56.1%	714	43.9%	1,626
	Elderly	338	43.3%	442	56.7%	780
	Other	132	51.4%	125	48.6%	257
	<b>Total Units</b>	<b>1,382</b>	<b>51.9%</b>	<b>1,281</b>	<b>48.1%</b>	<b>2,663</b>
CBRF (Sites)	-	62	46.3%	72	53.7%	134
	<b>Total Sites</b>	<b>62</b>	<b>46.3%</b>	<b>72</b>	<b>53.7%</b>	<b>134</b>
Temporary Housing (Sites)	Correctional Related	6	75.0%	2	25.0%	8
	Emergency Shelters	8	88.9%	1	11.1%	9
	Other Interim Housing	7	100.0%	0	0.0%	7
	Transitional Housing	16	100.0%	0	0.0%	16
	<b>Total Sites</b>	<b>37</b>	<b>92.5%</b>	<b>3</b>	<b>7.5%</b>	<b>40</b>

TABLE 5

CHANGE IN ASSISTED FAMILY HOUSING UNITS - 1981 TO 1998 (By Plan District, Census Tract and Program)

The top 10 census tracts with the highest number of assisted family housing units.

The 10 census tracts with the highest number increase in assisted family housing units.

Plan District	1990 Census Tract	Total Assisted Family Housing Units			Sources of 1981-98 Change in Assisted Family Housing Units					
		1981 (1)	1998 (2)	Change	Public Housing		Private Projects	Section 8		LIHTC
					Projects	Scattered		Cert/Voucher	Mod Rehab	
W-12	1	1	59	58	-	9	-	1	-	48
W-13	2.01	-	4	4	-	4	-	-	-	-
W-21	2.02	-	1	1	-	-	-	1	-	-
W-20	2.04	246	226	(20)	-	-	(20)	-	-	-
W-18,19	2.05	-	-	-	-	-	-	-	-	-
W-11	3	1	4	3	-	2	-	1	-	-
W-8	4.01	-	-	-	-	-	-	-	-	-
W-9	4.02	1	1	-	-	-	-	-	-	-
W-22,23,24	4.98, 5.97	3	379	376	-	6	16	27	-	327
W-25	5.03	-	32	32	-	2	24	6	-	-
W-31	5.04	-	114	114	-	16	-	2	-	96
W-14	5.98	-	21	21	-	8	-	13	-	-
W-15	6	2	100	98	-	12	-	50	-	36
W-10	7.97, 7.98	-	10	10	-	2	-	8	-	-
W-7	8	-	6	6	-	6	-	-	-	-
W-5	9, 10.97	-	1	1	-	-	-	1	-	-
W-6	10.98	-	1	1	-	-	-	1	-	-
W-4	11	-	46	46	-	-	-	-	-	46
W-2	12.98	111	112	1	-	-	-	1	-	-
W-3	13.98	1	-	(1)	-	-	-	(1)	-	-
W-16	14.01	63	93	30	-	4	-	26	-	-
W-17,27,28	14.98	40	70	30	-	18	8	4	-	-
W-32	15.01	1	135	134	-	12	-	18	-	104
W-30,33	15.02	-	7	7	-	-	-	7	-	-
W-1	16.01, 16.02	-	28	28	-	-	-	7	-	21
C-00	17	-	118	118	-	-	-	3	1	114
E-1	18	1	72	71	-	-	54	15	2	-
E-2	19	-	49	49	-	9	-	15	14	11
E-3	20	38	65	27	-	-	-	27	-	-
E-5	21	2	36	34	-	-	-	11	8	15
E-8	22	142	125	(17)	-	-	(24)	7	-	-
E-9	23.01	107	79	(28)	-	-	(104)	28	-	48
E-20	23.02	-	-	-	-	-	-	-	-	-
E-19	24.94, 24.95	2	99	97	-	-	96	1	-	-
E-10	24.96, 24.97	141	127	(14)	-	-	(20)	6	-	-
E-7	25.98	156	156	-	-	-	-	-	-	-
E-6	26.01	1	10	9	-	-	-	9	-	-
E-21,24,25	26.02	1	154	153	-	-	124	9	-	20
E-4	27	-	1	1	-	-	-	1	-	-
E-13	28	-	3	3	-	-	-	3	-	-
E-14	29	93	5	(88)	-	-	(93)	5	-	-
E-15	30.01	-	52	52	-	-	24	2	-	26
E-27	30.02	40	264	224	-	2	219	3	-	-
E-16,17	31	-	6	6	-	2	-	4	-	-
W-29	32	-	-	-	-	-	-	-	-	-
-	102	-	-	-	-	-	-	-	-	-
E-18,31,32	105	-	-	-	-	-	-	-	-	-
-	106	-	-	-	-	-	-	-	-	-
W-36,41,42,43	109	-	-	-	-	-	-	-	-	-
W-37	110	-	-	-	-	-	-	-	-	-
E-112	112.98, 25.97	-	-	-	-	-	-	-	-	-
E-23,26,28,36	114	-	-	-	-	-	-	-	-	-
TOTAL		1,194	2,846	1,652	-	114	304	322	-	912

Source:

1. Report titled "Providing Affordable Housing in Madison", 1981, City of Madison Department of Planning and Development
2. HUD 9/9/98 listing of assisted and/or subsidized housing; WHEDA Spring 1997 listing of assisted housing; City of Madison Information Services; and City of Madison Housing Operations Unit.

ASSISTED FAMILY HOUSING UNITS - 1998  
 (By Plan District, Census Tract and Program)

Plan District	1990 Census Tract	Program Sources for 1998 Assisted Family Housing Units						C.T. Total
		Public Housing		Private Projects	Section 8		LIHTC *	
		Projects	Scattered		Cert./Vouchers	Mod. Rehabs.		
W-12	1	-	9	-	2	-	48	59
W-13	2.01	-	4	-	-	-	-	4
W-21	2.02	-	-	-	1	-	-	1
W-20	2.04	-	-	226	-	-	-	226
W-18,19	2.05	-	-	-	-	-	-	-
W-11	3	-	2	-	2	-	-	4
W-8	4.01	-	-	-	-	-	-	-
W-9	4.02	-	-	-	1	-	-	1
W-22,23,24	4.98, 5.97	-	6	16	30	-	327	379
W-25	5.03	-	2	24	6	-	-	32
W-31	5.04	-	16	-	2	-	96	114
W-14	5.98	-	8	-	13	-	-	21
W-15	6	-	12	-	52	-	36	100
W-10	7.97, 7.98	-	2	-	8	-	-	10
W-7	8	-	6	-	-	-	-	6
W-5	9, 10.97	-	-	-	1	-	-	1
W-6	10.98	-	-	-	1	-	-	1
W-4	11	-	-	-	-	-	46	46
W-2	12.98	12	-	99	1	-	-	112
W-3	13.98	-	-	-	-	-	-	-
W-16	14.01	28	4	34	27	-	-	93
W-17,27,28	14.98	-	18	48	4	-	-	70
W-32	15.01	-	12	-	19	-	104	135
W-30,33	15.02	-	-	-	7	-	-	7
W-1	16.01, 16.02	-	-	-	7	-	21	28
C-00	17	-	-	-	3	1	114	118
E-1	18	-	-	54	16	2	-	72
E-2	19	-	9	-	15	14	11	49
E-3	20	36	-	-	29	-	-	65
E-5	21	-	-	-	13	8	15	36
E-8	22	-	-	116	9	-	-	125
E-9	23.01	-	-	-	31	-	48	79
E-20	23.02	-	-	-	-	-	-	-
E-19	24.94, 24.95	-	-	96	3	-	-	99
E-10	24.96, 24.97, 2	-	-	120	7	-	-	127
E-7	25.98	156	-	-	-	-	-	156
E-6	26.01	-	-	-	10	-	-	10
E-21,24,25	26.02	-	-	124	10	-	20	154
E-4	27	-	-	-	1	-	-	1
E-13	28	-	-	-	3	-	-	3
E-14	29	-	-	-	5	-	-	5
E-15	30.01	-	-	24	2	-	26	52
E-27	30.02	-	2	259	3	-	-	264
E-16,17	31	-	2	-	4	-	-	6
W-29	32	-	-	-	-	-	-	-
-	102	-	-	-	-	-	-	-
E-18,31,32	105	-	-	-	-	-	-	-
-	106	-	-	-	-	-	-	-
W-36,41,42,43	109	-	-	-	-	-	-	-
W-37	110	-	-	-	-	-	-	-
E-112	112.98, 25.97	-	-	-	-	-	-	-
E-23,26,28,36	4.345	-	-	-	-	-	-	-
TOTAL		232	114	1,240	348	-	912	2,846

Source:

HUD 9/9/98 listing of assisted and/or subsidized housing; WHEDA Spring 1997 listing of assisted housing; City of Madison Information Services; and City of Madison Housing Operations Unit.



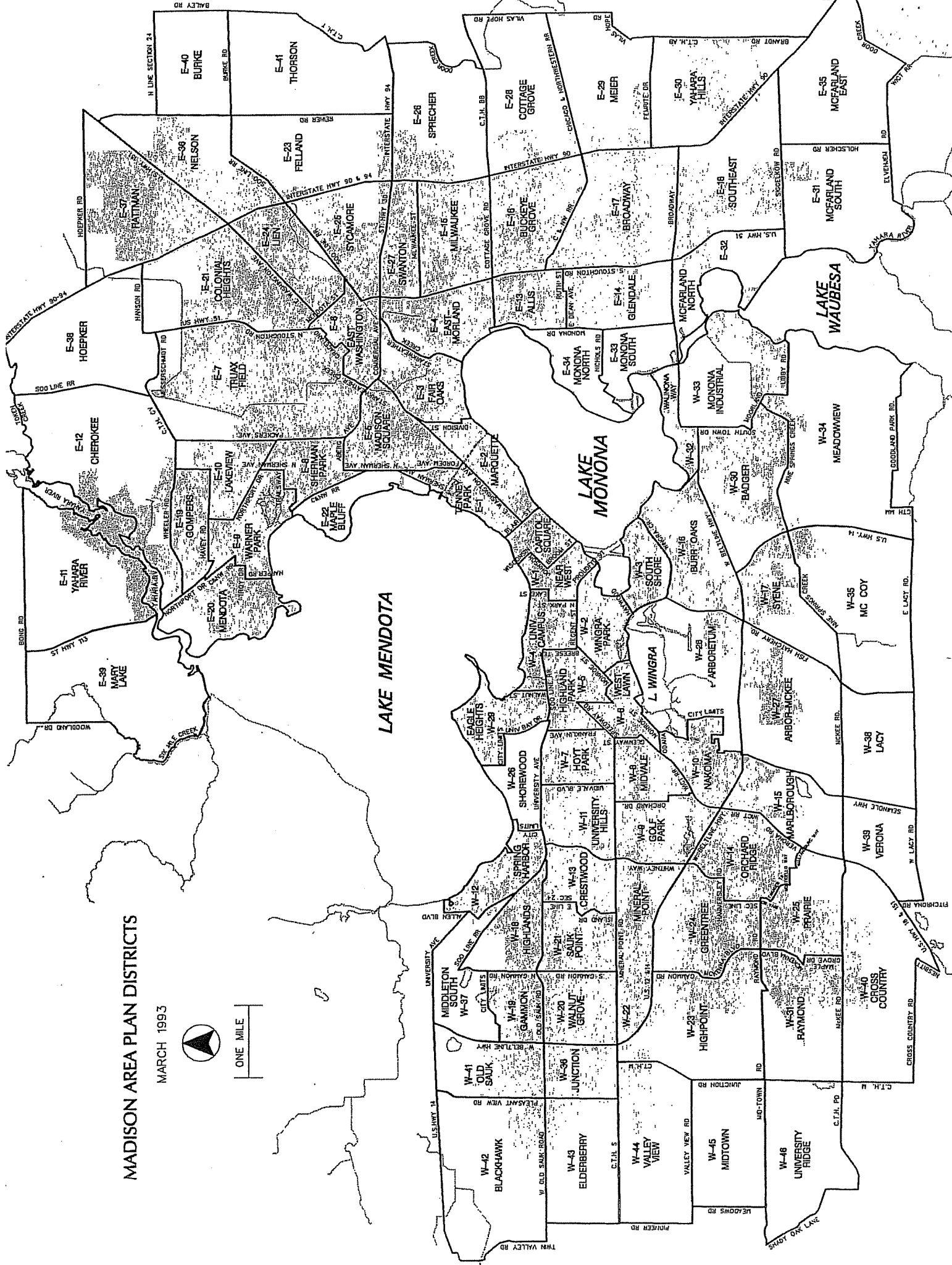


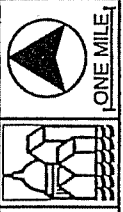
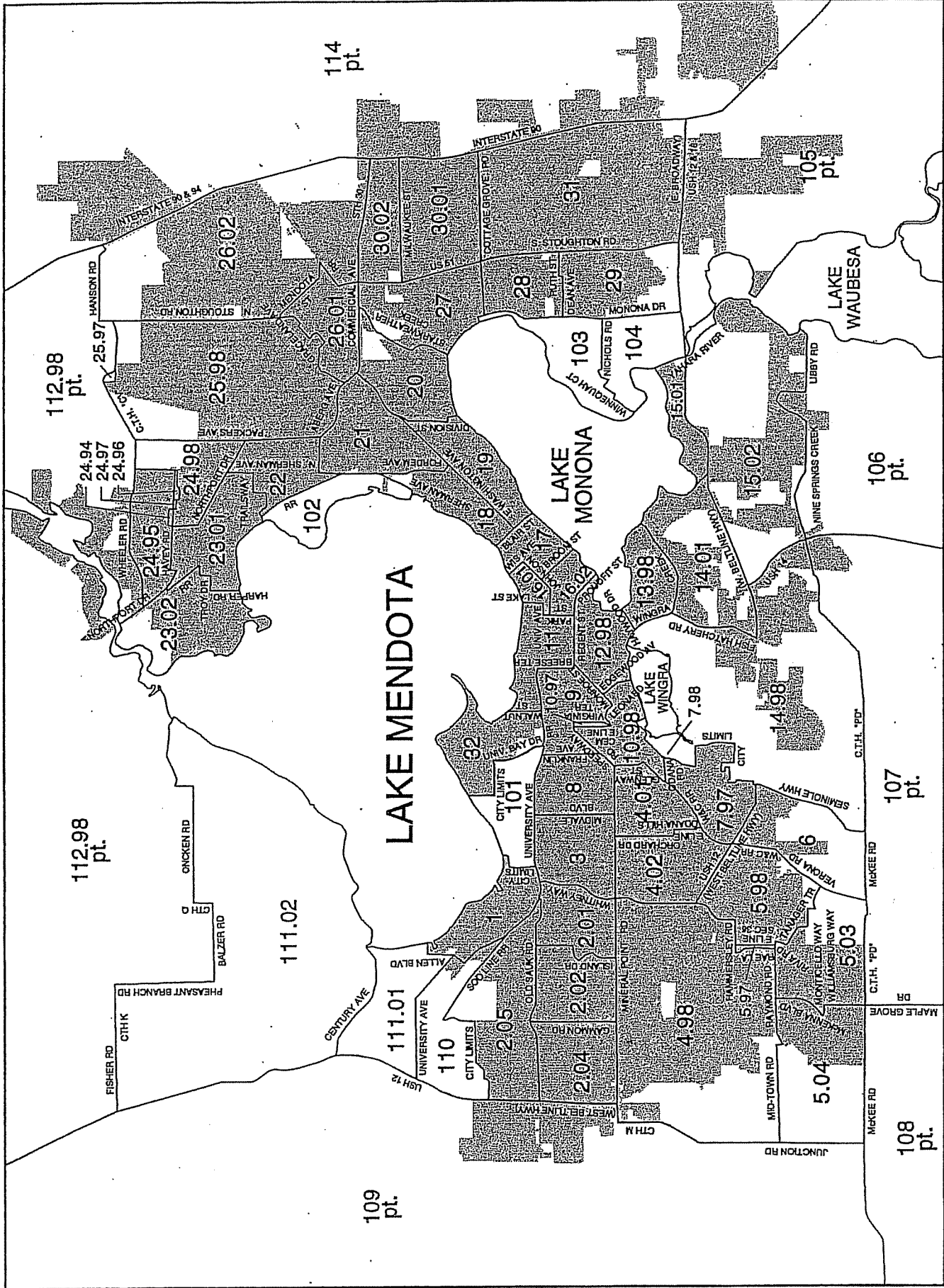
# MADISON AREA PLAN DISTRICTS

MARCH 1993



ONE MILE





PREPARED BY:  
 DEPARTMENT OF PLANNING AND DEVELOPMENT,  
 PLANNING UNIT  
 W. LANIER 1/15/93

LEGEND:  
 — 1990 CENSUS TRACT BOUNDARIES  
 CITY OF MADISON 1990

TITLE:  
**1990 CENSUS TRACTS**



# MADISON AREA PLAN DISTRICTS

MARCH 1993



ONE MILE

