

Sorted by Status

Strategy	Action Item	Priority	Status
6A Strategy: Expand efforts to support development community in Madison. (This could include a variety of financial and technical aspects).	Review TIF policy to more aggressively support affordable housing development		Starting
6A Strategy: Expand efforts to support development community in Madison. (This could include a variety of financial and technical aspects).	Explore policies that could relieve a portion of public infrastructure improvement costs from affordable housing developers (Meaning a change to what City pays for infrastructure costs)		Starting
4B Strategy: Create more opportunities for owner occupied housing to be created.	Explore infill opportunities for low density residential, that results in net gain of units. Including lot sub-division, single lot re-development and allowing 2 family dwelling units or Accessible Dwelling Units.	**	Starting
4C Strategy: Entitlement process changes/ City of Madison Recommendations	Speed up pre and post entitlement processes.		Starting
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Use land banking funds to acquire properties suitable for a variety of development types and sizes including duplexes, fourplexes and similar small-scale projects.	**	Ongoing
1A Strategy: Sustain, and build on, the City's Affordable Housing Initiative which focuses primarily on the production and preservation of affordable rental housing by leveraging federal low-income housing tax credits. In doing so:	Within the structure of WHEDA's tax credit program, prioritize City Affordable Housing Fund (AHF) support to developments most responsive to areas of acute need in the Madison market – housing for households with very low incomes (30% CMI), larger (3- and 4-bedroom) units, or those that face higher barriers to housing (permanent supportive housing).	*****	Ongoing
1A Strategy: Sustain, and build on, the City's Affordable Housing Initiative which focuses primarily on the production and preservation of affordable rental housing by leveraging federal low-income housing tax credits. In doing so:	Steer developments to amenity-rich areas of the city – close to public transit corridors, parks, employment and retail centers, etc.	*****	Ongoing
1A Strategy: Sustain, and build on, the City's Affordable Housing Initiative which focuses primarily on the production and preservation of affordable rental housing by leveraging federal low-income housing tax credits. In doing so:	Strengthen efforts to acquire desirable properties and make them available for affordable housing development.	****	Ongoing
1A Strategy: Sustain, and build on, the City's Affordable Housing Initiative which focuses primarily on the production and preservation of affordable rental housing by leveraging federal low-income housing tax credits. In doing so:	Use City financial support to leverage longer periods of affordability.	**	Ongoing
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Continue to dedicate a portion of City AHF funds for smaller scale developments.		Ongoing
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Prioritize efforts of mission-driven, non-profit housing developers, particularly those that serve lower-income households and/or offer longer-term, or permanent, affordability.	**	Ongoing
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Conduct a systematic review of all City-owned properties to identify sites that might be suitable for affordable housing development, and where appropriate, make those sites available for development.		Ongoing
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Maximize the redevelopment potential of CDA-owned public housing sites for a variety of new affordable housing options.	**	Ongoing
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Explore opportunities to improve communications and alignment between City agencies involved in the review of housing development.	***	Ongoing
5A Strategy: Leverage federal infrastructure funding for the production, preservation, and improvement of local housing supply by aligning housing, infrastructure and climate resilience planning.	Seek support from Inflation Reduction Act (IRA)		Ongoing

Orange--> Rental Development
 Green--> Homeownership
 Purple--> Student Housing

7A Strategy: Play an active role in regional efforts to promote affordable housing development outside of Madison		Ongoing
6C Strategy: Prioritize new area plans. /City of Madison Recommendations	Add more density to plans.	Ongoing
6C Strategy: Prioritize new area plans. /City of Madison Recommendations	Encourage City of Madison grant/small-cap TIF funding for smaller housing projects.	Ongoing
8C Strategy: Collect publicly available market data (consistently and constantly collected) from private sector, monitored by a third party.	Collection from private, UW and City	Ongoing
9C Strategy: Build more housing.	City of Madison identifies areas where more dense housing can be built, especially properties where the economics work	Ongoing
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Technical Assistance: Beyond one-on-one technical assistance provided now, establish an annual or biennial workshop to inform new developers about opportunities to finance projects and details of the development review and permitting processes. Record all or portions of this workshop so that it can be viewed on-demand.	New
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Regularly review, and invite developer input on, the full range of reviews and approvals to which development proposals are subject.	New
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Explore creation of pre-approved building plans for very small-scale developments that could be used by developers/property owners to help expedite the permitting process.	*** New
4A Strategy: Explore and leverage partnerships with community technical colleges and trade programs to promote and encourage careers in construction trades.		New
Advocate for State/Federal funding for technical school recruitment and training for careers in the trades		New
6A Strategy: Expand efforts to support development community in Madison. (This could include a variety of financial and technical aspects).	Consider policies to reduce the risk of pre-development costs for non-profit (and BIPOC?) developers	New
8A Strategy: Explore what can be done to encourage “overhoused” homeowners to downsize and, in turn, free up existing housing stock in the Madison market.		New
1B Strategy: Engage local developers, real estate professionals, residential homebuilders and community members to refine local housing supply goals. Host community listening sessions to gather feedback on challenges to increasing, preserving and improving homeownership housing.	Annual Public Hearing on the topic by Housing Policy Committee	New
4B Strategy: Create more opportunities for owner occupied housing to be created.	Explore partnerships for manufactured and modular housing to be created in Madison.	New
5B Strategy: Make a concerted effort to address current market barriers to residential condominiums	Support revisions to State law affecting condominium conversions.	**** New
5B Strategy: Make a concerted effort to address current market barriers to residential condominiums	Advocate to WHEDA to provide financial support for condominium developments	New
5B Strategy: Make a concerted effort to address current market barriers to residential condominiums	Encourage local lenders to ease financing restrictions (pre-sale requirements) for condominium developments Explore development of a local pipeline of interested condominium buyers	New
6B Strategy: Consider AHF-scale initiative for expansion of affordable owner-occupied opportunities.		New
1C Strategy: Explore a real estate foundation to work on a potential public private partnership (PPP) to create more housing (City and Private) – High priority and medium feasibility. UW/Madison College Recommendations		New
2C Strategy: Build more residence halls. High priority and medium feasibility (with long timeline). UW/Madison College Recommendations		New
3C Strategy: Education for students/parents (City and Private). High priority and high feasibility. UW/Madison College Recommendations		New

5C Strategy: Comprehensive Plan and zoning changes./ City of Madison Recommendations	Eliminate any height limits more restrictive than the State Capitol view preservation (Capitol height limit).	New
5C Strategy: Comprehensive Plan and zoning changes. /City of Madison Recommendations	Eliminate subjective approvals.	New
7C Strategy: Allow a developer to pay for an outside consultant to lead an amendment to an existing neighborhood plan so that higher-density housing can be approved before a new area plan is adopted. /City of Madison Recommendations		New
10C Strategy: Survey private developers to find what incentives developers need to build more housing.		New
11C Strategy: Flexibility of use – workforce housing (City)	Product that serves the entire market.	New
11C Strategy: Flexibility of use – workforce housing (City)	Focus on all markets not just submarkets	New
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Establish performance and accountability measures around review processes.	
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Explore ways for the City to streamline the scheduling and review of affordable housing development proposals.	
6A Strategy: Expand efforts to support development community in Madison. (This could include a variety of financial and technical aspects).	The technical assistance described above in 2A Strategy	
2B Strategy: Capacity building for new ownership models, such as co-housing		
3B Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers. (Same strategy as rental development.)		

Sorted by Priority Points

Strategy	Action Item	HIGH (10)	MEDIUM (5)	LOW (1)	Points	Status
1A Strategy: Sustain, and build on, the City's Affordable Housing Initiative which focuses primarily on the production and preservation of affordable rental housing by leveraging federal low-income housing tax credits. In doing so:	Within the structure of WHEDA's tax credit program, prioritize City Affordable Housing Fund (AHF) support to developments most responsive to areas of acute need in the Madison market – housing for households with very low incomes (30% CMI), larger (3- and 4-bedroom) units, or those that face higher barriers to housing (permanent supportive housing).	5	1		55	Ongoing
1A Strategy: Sustain, and build on, the City's Affordable Housing Initiative which focuses primarily on the production and preservation of affordable rental housing by leveraging federal low-income housing tax credits. In doing so:	Steer developments to amenity-rich areas of the city – close to public transit corridors, parks, employment and retail centers, etc.	5			50	Ongoing
1A Strategy: Sustain, and build on, the City's Affordable Housing Initiative which focuses primarily on the production and preservation of affordable rental housing by leveraging federal low-income housing tax credits. In doing so:	Strengthen efforts to acquire desirable properties and make them available for affordable housing development.	4	1		45	Ongoing
5B Strategy: Make a concerted effort to address current market barriers to residential condominiums	Support revisions to State law affecting condominium conversions.	4	1		45	New
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Explore creation of pre-approved building plans for very small-scale developments that could be used by developers/property owners to help expedite the permitting process.	3	1	1	36	New
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Explore opportunities to improve communications and alignment between City agencies involved in the review of housing development.	1	4	2	32	Ongoing
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Prioritize efforts of mission-driven, non-profit housing developers, particularly those that serve lower-income households and/or offer longer-term, or permanent, affordability.	2	1		25	Ongoing
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Use land banking funds to acquire properties suitable for a variety of development types and sizes including duplexes, fourplexes and similar small-scale projects.	1	3		25	Ongoing
1A Strategy: Sustain, and build on, the City's Affordable Housing Initiative which focuses primarily on the production and preservation of affordable rental housing by leveraging federal low-income housing tax credits. In doing so:	Use City financial support to leverage longer periods of affordability.	1	2	1	21	Ongoing
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Maximize the redevelopment potential of CDA-owned public housing sites for a variety of new affordable housing options.	1	2		20	Ongoing
4B Strategy: Create more opportunities for owner occupied housing to be created.	Explore infill opportunities for low density residential, that results in net gain of units. Including lot sub-division, single lot re-development and allowing 2 family dwelling units or Accessible Dwelling Units.	2			20	Starting
4A Strategy: Explore and leverage partnerships with community technical colleges and trade programs to promote and encourage careers in construction trades.		1		2	12	New
8A Strategy: Explore what can be done to encourage "overhoused" homeowners to downsize and, in turn, free up existing housing stock in the Madison market.		1		2	12	New
6A Strategy: Expand efforts to support development community in Madison. (This could include a variety of financial and technical aspects).	Review TIF policy to more aggressively support affordable housing development		2	1	11	Starting
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Conduct a systematic review of all City-owned properties to identify sites that might be suitable for affordable housing development, and where appropriate, make those sites available for development.	1			10	Ongoing
2B Strategy: Capacity building for new ownership models, such as co-housing			2		10	
4B Strategy: Create more opportunities for owner occupied housing to be created.	Explore partnerships for manufactured and modular housing to be created in Madison.		2		10	New
5B Strategy: Make a concerted effort to address current market barriers to residential condominiums	Advocate to WHEDA to provide financial support for condominium developments	1			10	New
1C Strategy: Explore a real estate foundation to work on a potential public private partnership (PPP) to create more housing (City and Private) – High priority and medium feasibility. UW/Madison College Recommendations			2		10	New

1B Strategy: Engage local developers, real estate professionals, residential homebuilders and community members to refine local housing supply goals. Host community listening sessions to gather feedback on challenges to increasing, preserving and improving homeownership housing.	Annual Public Hearing on the topic by Housing Policy Committee	1	2	7 New
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Establish performance and accountability measures around review processes.	1	1	6
5A Strategy: Leverage federal infrastructure funding for the production, preservation, and improvement of local housing supply by aligning housing, infrastructure and climate resilience planning.	Seek support from Inflation Reduction Act (IRA)	1		5 Ongoing
7A Strategy: Play an active role in regional efforts to promote affordable housing development outside of Madison		1		5 Ongoing
4C Strategy: Entitlement process changes/ City of Madison Recommendations	Speed up pre and post entitlement processes.	1		5 Starting
6C Strategy: Prioritize new area plans. /City of Madison Recommendations	Add more density to plans.	1		5 Ongoing
9C Strategy: Build more housing.	City of Madison identifies areas where more dense housing can be built, especially properties where the economics work	1		5 Ongoing
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Regularly review, and invite developer input on, the full range of reviews and approvals to which development proposals are subject.		4	4 New
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Technical Assistance: Beyond one-on-one technical assistance provided now, establish an annual or biennial workshop to inform new developers about opportunities to finance projects and details of the development review and permitting processes. Record all or portions of this workshop so that it can be viewed on-demand.		3	3 New
3C Strategy: Education for students/parents (City and Private). High priority and high feasibility. UW/Madison College Recommendations			2	2 New
3A Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers.	Explore ways for the City to streamline the scheduling and review of affordable housing development proposals.		1	1
6A Strategy: Expand efforts to support development community in Madison. (This could include a variety of financial and technical aspects).	The technical assistance described above in 2A Strategy		1	1
3 Strategy: Pursue a regulatory framework that ensures high quality development outcomes without imposing unnecessary burdens on developers. (Same strategy as rental development.)			1	1
5C Strategy: Comprehensive Plan and zoning changes. /City of Madison Recommendations	Eliminate subjective approvals.		1	1 New
8C Strategy: Collect publicly available market data (consistently and constantly collected) from private sector, monitored by a third party.	Collection from private, UW and City		1	1 Ongoing
11C Strategy: Flexibility of use – workforce housing (City)	Product that serves the entire market.		1	1 New
2 A Strategy: Continue efforts to support a variety of affordable housing development types and scales, acknowledging that the amount of City subsidy per home may be far greater than when leveraging federal low-income tax credits.	Continue to dedicate a portion of City AHF funds for smaller scale developments.			Ongoing
Advocate for State/Federal funding for technical school recruitment and training for careers in the trades				New
6A Strategy: Expand efforts to support development community in Madison. (This could include a variety of financial and technical aspects).	Explore policies that could relieve a portion of public infrastructure improvement costs from affordable housing developers (Meaning a change to what City pays for infrastructure costs)			Starting
6A Strategy: Expand efforts to support development community in Madison. (This could include a variety of financial and technical aspects).	Consider policies to reduce the risk of pre-development costs for non-profit (and BIPOC?) developers			New
5B Strategy: Make a concerted effort to address current market barriers to residential condominiums	Encourage local lenders to ease financing restrictions (pre-sale requirements) for condominium developments Explore development of a local pipeline of interested condominium buyers			New
6B Strategy: Consider AHF-scale initiative for expansion of affordable owner-occupied opportunities.				New
2C Strategy: Build more residence halls. High priority and medium feasibility (with long timeline). UW/Madison College Recommendations				New
5C Strategy: Comprehensive Plan and zoning changes./ City of Madison Recommendations	Eliminate any height limits more restrictive than the State Capitol view preservation (Capitol height limit).			New

6C Strategy: Prioritize new area plans. /City of Madison Recommendations	Encourage City of Madison grant/small-cap TIF funding for smaller housing projects.	Ongoing
7C Strategy: Allow a developer to pay for an outside consultant to lead an amendment to an existing neighborhood plan so that higher-density housing can be approved before a new area plan is adopted. /City of Madison Recommendations		New
10C Strategy: Survey private developers to find what incentives developers need to build more housing.		New
11C Strategy: Flexibility of use – workforce housing (City)	Focus on all markets not just submarkets	New