

# Housing Forward Update

Prepared for the Equal Opportunities Commission

June 15, 2023



# 2010-2020 Affordable Housing Studies



- ❖ **Analysis of Impediments to Fair Housing Choice**
- ❖ **Anti-displacement Report**
- ❖ **Biennial Housing Report**
- ❖ **Equal Opportunities Commission Housing Report**
- ❖ **Imagine Madison**
- ❖ **Obama White House Housing Toolkit**

**\*Over 100 Housing Recommendations**





# Housing Forward

## Meeting Housing Needs for All in a Growing City

Increase Housing  
Choice

Create Affordable  
Housing  
throughout the  
City

Combat  
Displacement and  
Segregation

Ensure Seniors and  
Others Can Stay in  
Their Homes

Work to End  
Homelessness



# Increase Housing Choice

- Implement adopted plans through the zoning code
- Adjust the zoning code to enable the construction of more housing
- Make it easier to build new types of housing (like townhouses and backyard cottages)

## **Action Steps:**

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



# Relaxing Administrative Barriers

## Madison City Council removes protest petition provision on rezonings

By Nicholas Garton  
Jun 9, 2022



The City Council met on Tuesday and voted to remove protest petitions and retain a simple majority vote for approval of rezonings.

RUTHIE HAUGE

## Madison Common Council approves Transit-Oriented Development Overlay Zoning Ordinance

Jan 18, 2023 Updated Jan 18, 2023 0



# Create Affordable Housing Throughout the City

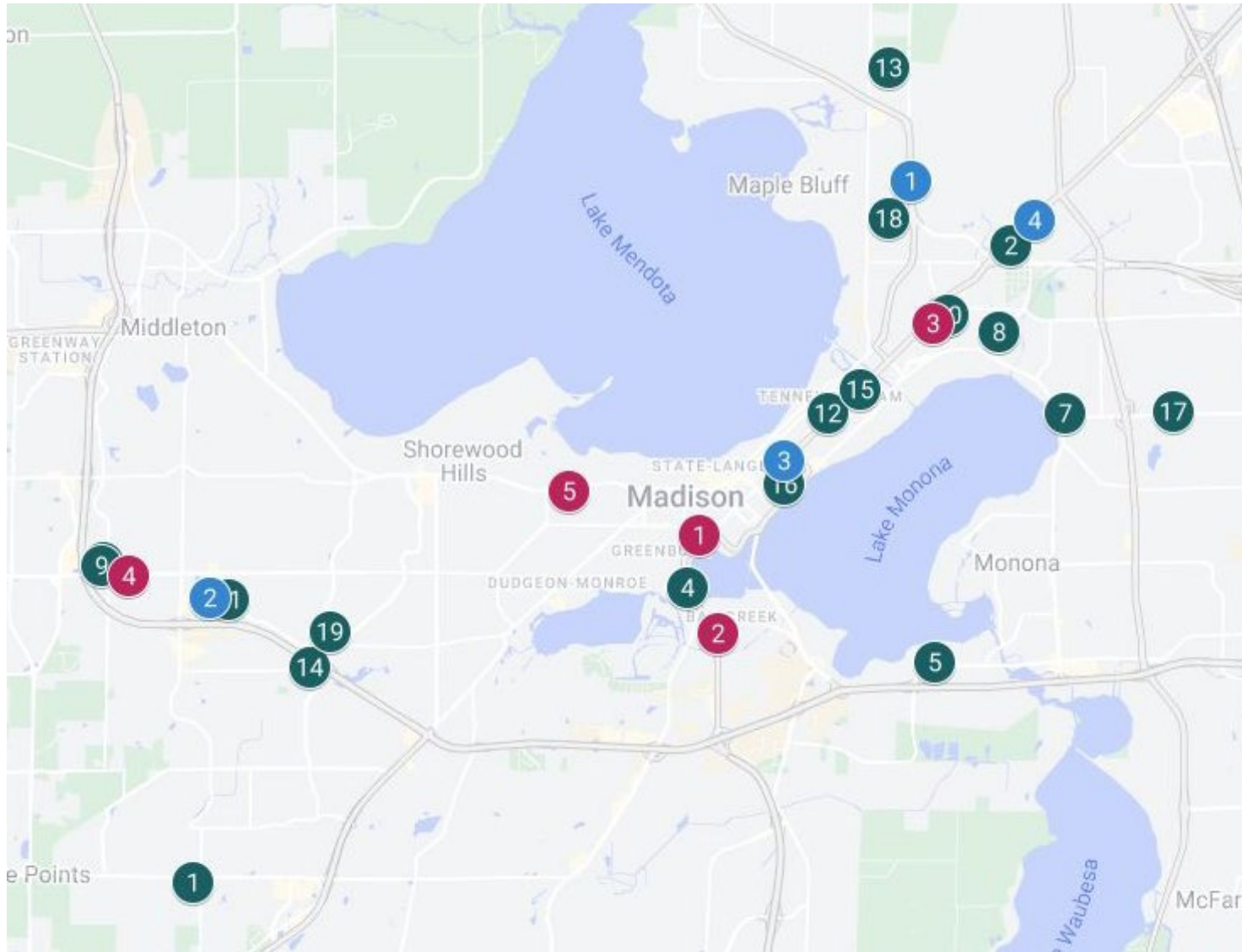


- Focus City support on affordable housing developments with transit access and that deliver long-term affordability
- Buy land and make it available for affordable housing
- Updated regulations to encourage construction of affordable housing

## **Action Steps:**

- ✓ Investing in affordable housing development projects and increasing the size of the Affordable Housing Fund
- ✓ Focus our affordable housing funding applications to prioritize transit access, very low-income housing, and longer-term affordability
- ✓ Established an annual fund and a policy for Landbanking
- ✓ Simplified permit process for demolitions when redevelopment provides City-funded affordable housing

# Affordable Housing Fund-Tax Credit Projects



## Completed

- 1 Maple Grove Commons
- 2 Rethke Terrace
- 3 Carbon at Union Corners
- 4 8Twenty Park
- 5 The Royal
- 6 Tree Lane Family Apartments
- 7 The Grove Apartments
- 8 Fair Oaks Apartments
- 9 Point Place Apartments
- 10 Generations at Union Corners
- 11 Normandy Square
- 12 The Breese
- 13 Tennyson Ridge Apartments
- 14 Tailor Place Apartments
- 15 Valor on Washington
- 16 NoVo Apartments
- 17 The Ace Apartments
- 18 The Oscar
- 19 University Park Commons

## Under Construction

- 1 Bayview Housing
- 2 Fourteen02 Park
- 3 Red Caboose Apartments
- 4 Uno Terrace
- 5 The Heights

## Planned

- 1 Avenue Square
- 2 Merchant Place Apartments
- 3 St. John's Lutheran Church Redevelopment
- 4 Rise - Gardner Bakery Redevelopment



# Affordable Housing Fund–Tax Credit

**As of May 22, 2023**

	<b>Projects</b>	<b>Total Units</b>	<b>Affordable Units*</b>
Completed	20	1,494	1,157
Under Construction	5	493	411
Planned (LIHTC Awarded)	1	130	110
Proposed	1	245	161
<b>TOTALS</b>	<b>27</b>	<b>2,362</b>	<b>1,839</b>

\*Affordable Units are defined as units reserved for households at or below 60% of Dane County Median Income (CMI/AMI)





# TIF Policy to Expand Housing

SOUTH MADISON | TAX INCREMENTAL FINANCING

## Madison proposes TIF district to deliver \$115 million to the evolving South Side

Dean Mosiman | Wisconsin State Journal | Jan 25, 2023 | 0



- \$15 million for Community Development Authority revitalization projects: \$4 million for South Transfer Point redevelopment, \$5 million for land purchases and \$6 million for the Village on Park mall.
- More than \$22 million for low-cost housing: \$10.5 million in development loans to create rental housing; \$7.5 million in aid to create lower-cost, owner-occupied units; \$1.4 million for a single-family home rehab program; \$1.25 million to expand a rental rehab program; and \$1.5 million for homebuyer's assistance.

South Badger Road, including the Badger Building, left, Centro Hispano, center, and Metro Transit's South Transfer Point on Madison's South Side. A proposed tax incremental financing (TIF) district could help deliver about \$115 million in improvements to the area, including \$4 million in development loans for a project at the transfer point.

JOHN HART, STATE JOURNAL

# Land Banking



## Madison hopes new land banking policy will lead to more affordable housing

By Abigail Becker  
Jun 8, 2021



An aerial photo of the South Park Street corridor. Last year, the city purchased property at 1810 S. Park St. for land banking purposes.  
PHIL BRINKMAN, STATE JOURNAL

SIGN UP FOR THE MORNING UPDATE NEWSLETTER:

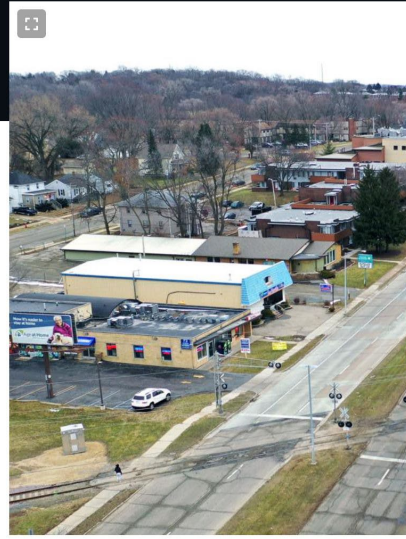
Email Address

Subscribe

MADISON SOUTH SIDE | LAND ACQUISITION

## Madison officials look to buy land for eventual South Side revitalization

Dean Mosiman | Wisconsin State Journal Jan 20, 2021 0



The city is considering making land acquisitions to guide development and prevent...  
PHIL BRINKMAN, STATE JOURNAL

SOUTH SIDE | A CALL FOR NEW HOUSING

## Madison pursuing first youth-centered, new construction housing project

Dean Mosiman | Wisconsin State Journal May 6, 2023 1



The city of Madison is preparing a request for developer proposals for the city's first youth-centered, new-construction housing project at a vacant city-owned lot at 1202 S. Park St. on the South Side.  
JOHN HART, STATE JOURNAL



# Combat Displacement and Segregation

- Expand housing options by supporting a greater variety of housing types within neighborhoods, like condos, townhomes, co-ops and land trusts
- Increase homeownership opportunities for people of color
- Prioritize preservation of existing affordable housing

## **Action Steps:**

- ✓ Established a biannual Housing Forward application process, first released in 2020
- ✓ Increased funding for financial literacy and homebuyer education
- ✓ Landbank sites for future homeownership opportunities
- ✓ Equity review of policies for down payment assistance and other homeownership programs



# Home Buy the American Dream

Direct lending program offered by City of Madison that provides up to \$35,000 assistance for down payment and closing cost assistance at closing.

Number of Loans	Dollar Amount	Year
20	\$538,424	2022
19	\$324,400	2021
23	\$322,750	2020
68	\$1,235,000	2019
55	\$792,600	2018
40	\$314,000	2017



# Housing Supply: owner occupied

Madison Area Community Land Trust	3138 Hermina Street	Sold- February 2022
Madison Area Community Land Trust	1913 Northwestern Ave	Sold- October 2022
Madison Area Community Land Trust	230 N Marquette	Rehab underway
Common Wealth Development	1126 E Mifflin	Rehab underway
Common Wealth Development	1130 E Mifflin	Rehab underway
Common Wealth Development	1605 Fremont	Rehab underway

# Ensure Seniors and Others Can Stay in Their Homes



- Strengthen programs and services to tenants that prevent evictions, including legal representations for tenants
- Expand loan programs for seniors and homeowners at risk of displacement to stay in their homes
- Enhance programs that make existing housing more accessible and energy efficient

## **Action Steps:**

- ✓ Strengthened anti-retaliation enforcement from landlords on tenants in a partnership through City Building Inspections and the Department of Civil Rights
- ✓ Federal Emergency Rental Assistance to support Dane CORE 2.0
- ✓ Secured federal funds for Eviction Diversion and Defense Partnership until Sept 2025
- ✓ 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



# Property tax assistance for seniors

Direct lending program offered by the City of Madison to elderly households (over 65 years old) with low/moderate incomes to assist in paying their real estate taxes on City of Madison primary residence property.

Number of Loans	Dollar Amount	Year
25	\$172,487	2022
30	\$178,136	2021
26	\$150,287	2020
20	\$108,700	2019
23	\$166,228	2018
16	\$78,057	2017



# Work to End Homelessness

- Increase investments in strategies that expand low-barrier housing options with support services for very low-income households
- Partner with the County to develop purpose-built shelter facilities that help move people into stable housing
- Strengthen our non-profit partners through capacity building and education

## Action Steps:

- ✓ Affordable Housing Fund-Tax Credit application prioritizes low-income housing for targeted populations and support services
- ✓ Secured \$21 million in City and County funding for the development of a purpose-built men's shelter
- ✓ Established a temporary structured campground site to provide an alternative shelter
- ✓ Provided funding for solar panels at OM Village





# What's Next- Affordable Housing

- Finalize Affordable Housing Fund application process in 2023 & Housing Forward RFP 2024
- Redeveloping CDA Public Housing at the Triangle and Theresa Terrace
- Youth focused housing development (18-24 year olds), American Rescue Act funds
- Hotel Conversion with HOME-American Rescue Plan Funds
- Seek ways to find more financial support for construction of “missing middle” housing (i.e. condos, townhouses)
- Development of purpose built shelters at Bartillon and E Washington