



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 79226

File ID: 79226

File Type: Resolution

Status: ATS Review

Version: 2

Reference:

Controlling Body: HOUSING
STRATEGY
COMMITTEE

File Created Date : 08/01/2023

File Name: Creating a Housing Taskforce addressing Madison's affordable housing shortage and other related housing issues

Final Action:

Title: ALTERNATE: Directing the Housing Strategy Committee to examine and provide recommendations related to Madison's affordable housing crisis

Notes: Introduced from the floor at the 8/1/23 Common Council meeting

Sponsors: Juliana R. Bennett, MGR Govindarajan, Derek Field, Sabrina V. Madison And Tag Evers

Effective Date:

Attachments: Memo - Existing Housing Initiatives 8-31-2023.pdf

Enactment Number:

Author: Ald. Amani Latimer Burris

Hearing Date:

Entered by: kkapusta-pofahl@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	08/01/2023	Referred for Introduction				
	Action Text:		This Resolution was Referred for Introduction				
	Notes:		Plan Commission (9/18/23), Common Council (9/19/23)				
1	COMMON COUNCIL	08/01/2023	Refer	PLAN COMMISSION			Pass
	Action Text:		A motion was made by Currie, seconded by Figueroa Cole, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.				
1	COMMON COUNCIL	09/05/2023	Add Referral(s)				Pass
	Action Text:		A motion was made by Evers, seconded by Figueroa Cole, to Add Referral(s). The motion passed by the following vote:				
	Notes:		Additional referral to Housing Strategy Committee (9/28/23), Common Council (10/3/23)				
			Ayes: 18	Derek Field; Michael E. Verveer; Regina M. Vidaver; Marsha A. Rummel; Nasra Wehelie; MGR Govindarajan; Nikki Conklin; Yannette Figueroa Cole; William Tishler; Amani Latimer Burris; Tag Evers; Isadore Knox Jr.; Dina Nina Martinez-Rutherford; Jael Currie; Sabrina V. Madison; Charles Myadze; John W. Duncanand Juliana R. Bennett			
			Noes: 2	Kristen Slackand Barbara Harrington-McKinney			
			Non Voting: 1	Satya V. Rhodes-Conway			

1	PLAN COMMISSION	09/06/2023	Refer	HOUSING STRATEGY COMMITTEE
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Action Text: This Resolution was Refer to the HOUSING STRATEGY COMMITTEE

Text of Legislative File 79226

Fiscal Note

[Enter Fiscal Note Here]

Title

ALTERNATE: Directing the Housing Strategy Committee to examine and provide recommendations related to Madison’s affordable housing crisis

Body

WHEREAS, Madison’s acute housing crisis is in need of immediate Council action to slow the steep increase in rent and offer more housing options; and,

WHEREAS, the Madison Common Council approved a resolution in 2011 declaring “that housing be recognized as a human right and that all people who desire a place of shelter and stable long-term housing be prioritized to have this basic need met both temporarily and permanently”; and,

WHEREAS, according to the 2023 Housing Snapshot report, Madison’s rental vacancy rate is approximately 4% and the homeowner vacancy rate is near 0.5% below the “healthy” vacancy rate estimate; and,

WHEREAS, according to the aforementioned report, 25% of renters are extremely rent burdened (paying over 50% of income on rent) and 23% are rent burdened (paying more than 30% of income on rent); and,

WHEREAS, construction costs have significantly risen, with an over 30% increase in the costs of building housing from 2021 to 2022; and,

WHEREAS, Madison is expected to grow by 115,000 residents between 2020 and 2040; and,

WHEREAS, nationwide, Madison is amongst the top ten most desirable locations for Gen Z migration; and,

WHEREAS, bold and audacious policy changes are necessary to realize an effective rapid response to Madison’s immediate and growing housing need;

NOW, THEREFORE, BE IT RESOLVED that the Madison Common Council directs staff and the Housing Strategy Committee to execute the “alternative framework” detailed in Director Wachter’s August 31, 2023, memo called “Existing City Housing Initiatives” and present recommendations to the Common Council no later than the Common Council meeting of August 6, 2024.

BE IT FURTHER RESOLVED that staff and the Housing Strategy Committee shall answer:

- How can the City support the creation of more ownership housing types?
- How can the City help scale up the development of new affordable rental units beyond the current 400 per year pipeline?
- How can the City support the creation of affordable student housing?

For each question, staff and the Housing Strategy Committee should consider:

- Recommendations that support increasing housing options that meet the needs of people at all income levels, particularly at >30% AMI and <80% AMI.
- Recommendations that support increasing housing options in every neighborhood and district in Madison to improve equitable access to city resources.
- Recommendations that account for higher need amongst hard-to-reach communities.
- Recommendations that lend guidance on how to optimize zoning, land use policy and approvals, and bonding authority to increase housing options.

BE IT FURTHER RESOLVED that staff and the Housing Strategy Committee shall engage subject matter experts and those directly impacted by the housing crisis through public hearings with Madison area residents and housing stakeholders, including, but not limited to, developers (market rate and affordable), nonprofits with specialized interests in housing, construction industry professionals, and housing policy experts.