

From: [Olivia Williams](#)
To: [housingpolicy](#)
Subject: Agenda Items 4 and 6 comments for Housing Policy Committee
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Dear members of the Housing Policy Committee,

I am not able to attend in person tonight, so I am sending an email comment. I would greatly appreciate it if the committee would decide during Agenda Item 6 tonight that future meetings are virtual or hybrid with the ability for the public to both watch and make comment virtually. This would greatly increase accessibility and transparency for the public.

The primary reason I am writing, however, is about Agenda Item 4: Madison's Housing Situation & City Efforts - Staff Presentation & Discussion. I am very excited by the work the city is doing in creating affordable housing, and I also think we could take it a step further.

The City of Madison has a goal that 25% of new homes have long-term affordability, by which they mean 30-40 years. Since 2020, affordable homes funded by the City of Madison Community Development Division all have a minimum of a 40 year land use restriction agreement (LURA). Forty years is not nothing, but it also means that the affordable homes we create today may no longer be affordable in 40 years. To permanently address the housing crisis, the [City of Madison needs to commit to permanently affordable housing](#).

I know that CDD is actively pursuing more 99-year LURAs with carrots (loan forgiveness, and in some cases free land). I am really happy CDD has been doing this! It would be helpful to know if there are any goals around increasing the number of 99-year+ affordable units, and to know if/how the City is meeting those goals, in addition to 40+ year affordability. It seems at this time there are no actual goals for permanent affordability, and all the permanently-affordable units created in Madison (whether through my organization, the Madison Area Community Land Trust, or otherwise), are simply lumped together in the Housing Tracker and goals as "long-term" affordable.

We can draw upon examples from other cities: Boulder (CO), Cambridge (MA), and Davis (CA) all require 99-year affordability covenants on new affordable housing. [Boulder](#) also adopted a "goal in 2019 that 15% of all housing be permanently affordable to low-, moderate-, and middle-income households by 2035." Madison could mimic Boulder in creating a goal that makes sense for our context and resources, and apply resources to meet our goal. Having stated goals that help us reach beyond current accomplishments would drive incentives and requirements in RFPs for funding to reach those goals. Without stated goals, it is hard to know what is actually being achieved. The new Housing Tracker

does not currently mention or show permanently-affordable housing production separate from 40-year affordable housing, which I think is a missed opportunity to expand and celebrate the City's impact.

The evidence is very strong that permanent affordability *saves* public funds over time and offers an approach to meeting affordable housing goals that stretches the impact of public dollars over a longer timeframe. Given the austere funding environment we are likely to be in for a while, I think it's very important to be explicit and transparent about whether there are any goals on the City's part to encourage the production of permanently-affordable housing. The Housing Policy Committee is the body that can be thinking about and formulating these goals for the Common Council to consider adopting for the City of Madison.

Please be in touch if you have questions for me,

Olivia Williams

Executive Director

Madison Area Community Land Trust

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Olivia R. Williams, PhD
oliviarenewilliams.com