

Allied Drive Housing & Other Design Parameters
[Recommendations of the City of Madison Housing Committee, 3/7]

1. 1. Mixed Incomes on every site to the extent practicable
2. 2. Mixed Tenure (renters and owner-occupants) within the neighborhood
3. 3. Secure and safe streets and public spaces
4. 4. Economic development initiatives to help existing residents stabilize and improve their lives and housing
5. 5. Enhanced public transportation and pedestrian amenities as links to other parts of the neighborhood and city
6. 6. Calming of traffic on Allied Drive and other public streets, strengthening of their pedestrian amenities with provision for providing on-street parking in the future
7. 7. Energy conservation and renewable fuel use (solar hot water heating, ground source heat pumps) to promote affordability as well as sustainability
8. 8. All ground floor dwelling units and row homes to be “visit-able” (no-step entry); all new construction would be “adaptable.”
9. 9. Limited heavy construction so that job training programs and inexperienced labor can be utilized in building the buildings and landscaping
10. 10. Relocation – minimize to the extent practicable; City to pay statutory relocation assistance including moving and security deposit assistance
11. 11. Ownership housing - **40 % [50% over a long term, 10 years]** of the housing units rehab’d or created by the City ***on the City-owned site (Jenewein/Alpine/Birch Hill and Westbrook)***
12. 12. Rental Housing – **40** of the housing units rehab’d or created by the City affordable* by households making \$14,800 single income - \$20,500 multiple incomes
13. 13. At least **50%** of the owner-occupied housing shall be affordable* to households at 70% AMI or less.

* “Affordable” shall mean:

- Rental households will not pay more than 30% of their gross income towards rent and the applicable HUD allowance for electrical power, space and hot water heating.
- Owner-occupied households will not pay more than 34% of their gross income towards mortgage, condo fees, property taxes, insurance including private mortgage insurance if applicable, and utilities including sewer and water charges, electrical power, space and hot water heating