

Housing Forward Update

Prepared for the Community Development Block Grant Committee

May 4, 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 a 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.

Create Affordable Housing Throughout the City

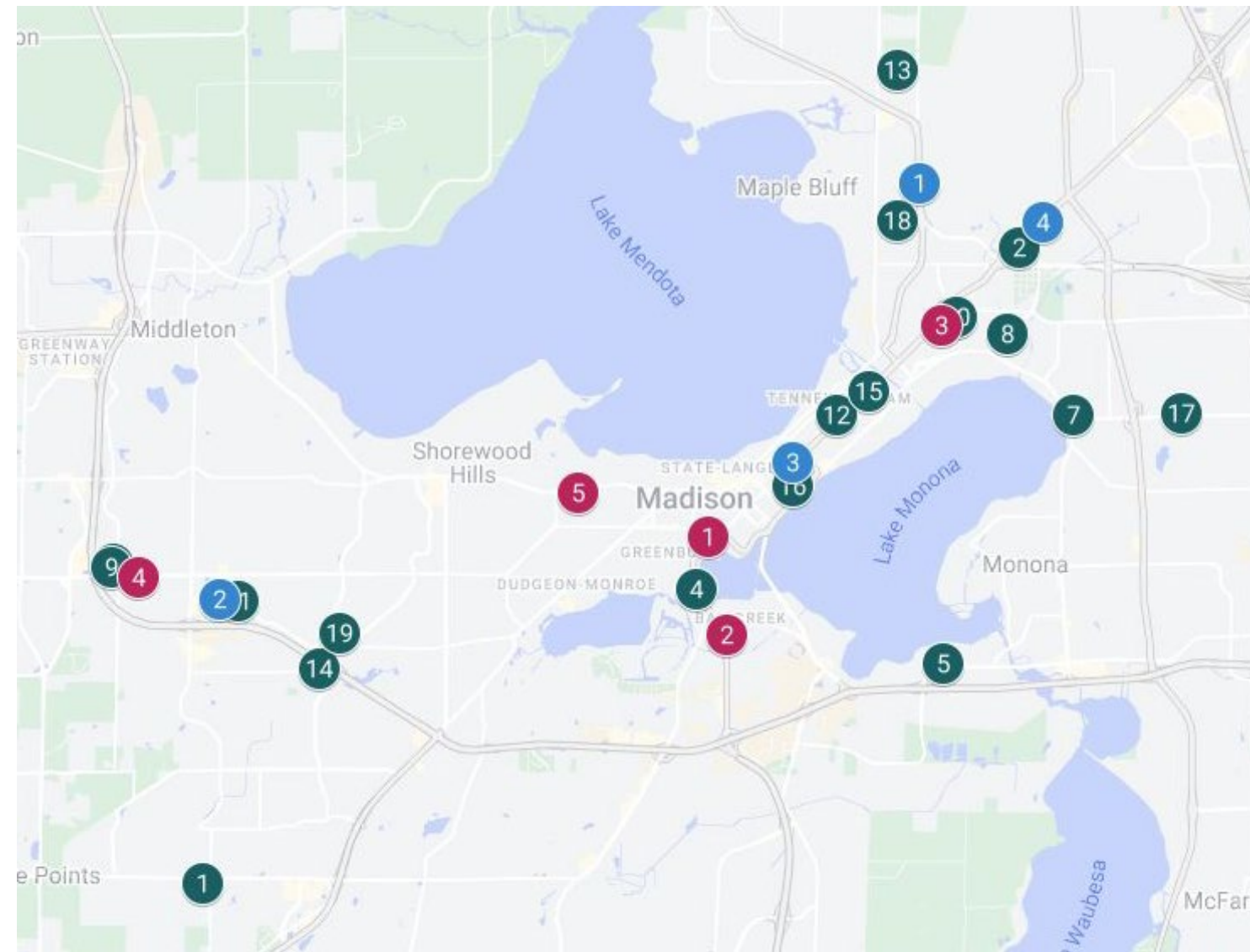


- Focus City support on affordable housing developments with transit access and that deliver long-term affordability
- Buy land and make it available for affordable housing
- Updated regulations to encourage construction of affordable housing

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 a \$1 million 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 Project status



As of March 2, 2023

	Projects	Total Units	Affordable Units*
Completed	19	1,456	1,125
Under Construction	5	461	403
Planned (LIHTC Awarded)	1	70	70
Proposed	3	499	344
TOTALS	28	2,486	1,942

***Affordable Units are defined as units reserved for households at or below 60% of Dane County Median Income**



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 Housing Forward grants from \$1 million to \$2 million
- Developed a Small Scale Development Loan Program for projects needing funding outside typical granting timelines

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
- ✓ Secure 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



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 continue operational support for temporary shelters and Dairy Drive
- Development of purpose built shelters at Bartillon and E Washington