

From: [Gail Bliss](#)
To: [Plan Commission Comments](#)
Subject: Comment on Co-op revisions
Date: Monday, January 25, 2021 6:19:32 PM

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I had to check with others to figure out how to send these comments. Sorry they are rather late. I registered to speak to ask the 2 questions below.

To Madison Plan Commission:

The Affordable Housing Action Alliance (AHAA) wholeheartedly supports revision of the City of Madison zoning code related to cooperative housing. However we have a few issues.

- 1) The size that triggers conditional use in single family is more than 2 times the number of bedrooms of more than 10 persons. Other areas the trigger is advertised as “over 30 residents,” however in one of the documents it is listed as “over 20 residents.” AHAA supports the over 30 language.
- 2) Subsection entitled “Housing Cooperative” of Section 28.211 entitled “Definitions” of Subchapter 280: Definitions and Rules of Construction of the Madison General Ordinances is amended to read “... All residents shall be members of the Cooperative Corporation.” Should that be “All adult residents ...”?

Co-ops have been part of the Madison landscape since the 1930's. Co-op housing provides an affordable option that can be easier on the environment than solo housing. Many co-ops allow members to build equity, an important factor in creating stability and generational wealth.

The proposed changes will make it easier for co-ops to form in a variety of areas zoned for residential use, will provide equitable rules for various types of housing, will clean up and clarify the currently hard to follow regulations, and will provide reasonable occupancy requirements that allow co-ops to be compatible with surrounding land uses. The shift from requiring a conditional use permit to frequently being a permitted use is especially appreciated. This allows for greater clarity when a potential coop is looking for a property.

Thank you for the opportunity to comment on this proposal.

Gail Bliss

On behalf of Affordable Housing Action Alliance