

## DRAFT RECOMMENDATIONS FROM DMI STUDENT WORK GROUP 6/27/24

Here are the initial recommendations from the Affordable Student Housing Working Group. To help with prioritization and feasibility, the Group added a scale for each recommendation below. Some of the recommendations cross different sectors. If the recommendation crosses, there is a note in parentheses as to which other sector(s) applies.

### UW/Madison College Recommendations:

- Explore a real estate foundation to work on a potential public private partnership (PPP) to create more housing (City and Private) – High priority and medium feasibility.
  - Examples include UW Eau Claire, UW Platteville, and UW Milwaukee (three different types of PPP deals).
- Build more residence halls. High priority and medium feasibility (with long timeline).
  - UW priority in the 25-27 biennial budget process; potential priority for the 27-29 biennial budget.
- Education for students/parents (City and Private). High priority and high feasibility.
  - Lots of anxiety and angst.
  - Speed of process is different for different properties.
  - Legalities of leases.
  - More information, including recommendations to improve education, will be included in the JLL study.

### City of Madison Recommendations:

- Entitlement process changes:
  - Speed up pre and post entitlement processes. High priority and high feasibility.
  - Comprehensive Plan and zoning changes. High priority and high feasibility.
    - Eliminate any height limits more restrictive than the State Capitol view preservation (Capitol height limit).
    - Eliminate subjective approvals.
  - Prioritize new area plans. High priority and high feasibility.
    - Add more density to plans.
    - Encourage City of Madison grant/small-cap TIF funding for smaller housing projects.
  - Allow a developer to pay for an outside consultant to lead an amendment to an existing neighborhood plan so that higher-density housing can be approved before a new area plan is adopted. High priority and high feasibility.

### Private Development Recommendations:

- Collect publicly available market data (consistently and constantly collected) from private sector, monitored by a third party. High priority and high feasibility.
  - Collection from private, UW and City.
- Build more housing. High priority and high feasibility.

- City of Madison identifies areas where more dense housing can be built, especially properties where the economics work.
- Survey private developers to find what incentives developers need to build more housing.
- Flexibility of use – workforce housing (City). High priority and high feasibility.
  - Product that serves the entire market.
  - Focus on all markets not just submarkets.

Please let me know if you need anything else. I, along with a few Working Group members, will see you at the meeting tonight. Thanks again for the opportunity.

Have a nice day.

Jason

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