
AHAA recommendations

— June 25, 2020: Housing Strategy —
Committee Meeting

Affordable Housing Action Alliance

AHAA is a coalition of affordable housing advocates and practitioners in Dane County that meets monthly

These medium-to-long-range proposals were collaboratively developed in the Spring of 2020 by AHAA

More detailed list with references [here](#)

Presented by Olivia Williams: olivia@maclt.org

PhD, Florida State Univ: Urban Geography & Community Land Trusts

Current staff at Madison Area Community Land Trust

This moment

- Foreclosure and eviction crisis likely on the way
- 2008 crisis saw vast transfer of land to REITS and shell companies, high foreclosure rate especially for POC, soaring rents, absentee landlords, poor management practices, and widening of the racial wealth gap
- Housing is a human right and the basis of stability for meeting other needs
- There's going to be a temptation to attract any kind of economic development during and after this crisis.
- Consider the impact on our communities of color, our low-income, and underemployed
- Rearrange budgets away from police and toward community investment, including affordable housing

Items that may not need \$\$

1. Encourage development of SROs and pay-to-stay short term housing
2. Don't require an eviction notice in order to get rental assistance funds
3. Don't allow Section 8 vouchers in 30 percent AMI units
- 4. Transfer land/property to nonprofit ownership post-COVID-19**
- 5. Get land bank operational and prioritize permanent affordability**
6. Zoning Changes
 - a. Eliminate single-family zoning
 - b. ADUs as approved use rather than conditional use
 - c. Support zoning for SROs & cooperative conversions
 - d. Anti-Displacement Overlay Zone
7. Linkage Fees and Affordable Housing Impact Fees for new commercial and luxury housing developments to add to Affordable Housing Fund

Post-COVID-19 land transfer

- The City needs to be ready to acquire land quickly to transfer to non-profits as this crisis unfolds to stabilize housing stock
- Community Option to Purchase Act (SF, 2019)
- LA County exploring options for similar act (May 2020)
 - Also exploring funding options to buy props and convey to nonprofits
- CA state senate bill 1079:
 - Fines for empty homes owned by corporations (90+ days) for \$\$ for affordable housing fund
 - Tenant right to buy after a rental foreclosure
 - Nonprofits next in line if tenant refuses after foreclosure

Land banking for affordable uses

- Make land bank operational ASAP to deal with COVID-19 fallout
- Identify where property values are dropping before it's disastrous
- Also acquire land in hot market areas to preserve affordability
- Partner with County for tax-forfeited properties to transfer to land bank
- Incorporate these goals from the beginning:
 - Use a public land bank as a holding entity to time property transfer to nonprofit organizations when they are ready to develop
 - Require affordability restrictions and prioritize permanent affordability
 - Consider direct link to CLT with other orgs developing on top of the land. This provides more assurance that land will remain for affordable uses in perpetuity.
 - Involve low-income neighborhoods, community groups, and non-profits in deciding what uses are needed

Items that may require \$\$ in budget

1. Right to counsel in eviction court
2. More \$\$ for downpayment assistance
- 3. Preserve LIHTC/ Section 42 properties with expiring affordability**
- 4. Opportunity Zone Code of Conduct**
5. Property manager & owner seal of approval
6. Support non-profit capacity building for development & acquisition
7. Funding for a homeless services position

Expiring LIHTC: preservation of affordability

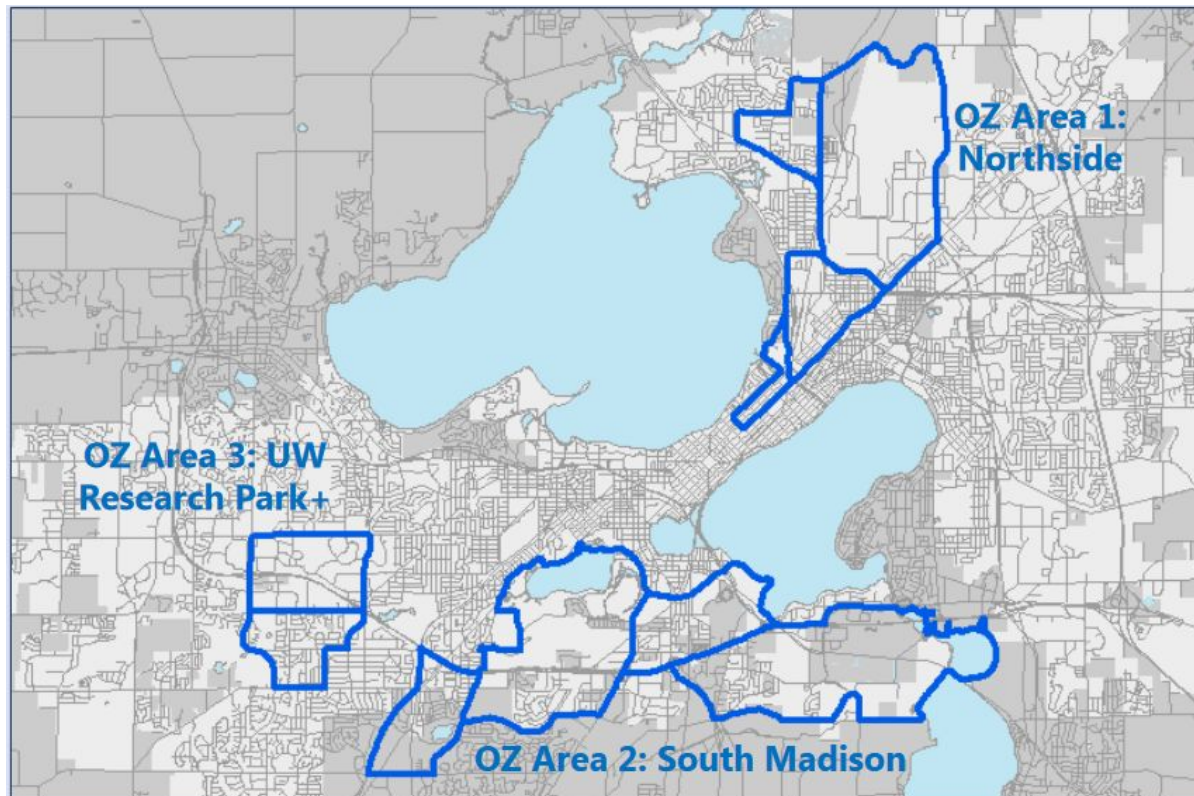
- Locate and identify expiring use Section 42
- Work with orgs to acquire and/or assist tenants in buying buildings as cooperatives
- Pay for deferred maintenance upon transfer to new ownership
- For newer LIHTC: work with (or beyond-) WHEDA to hold owners accountable to ongoing maintenance

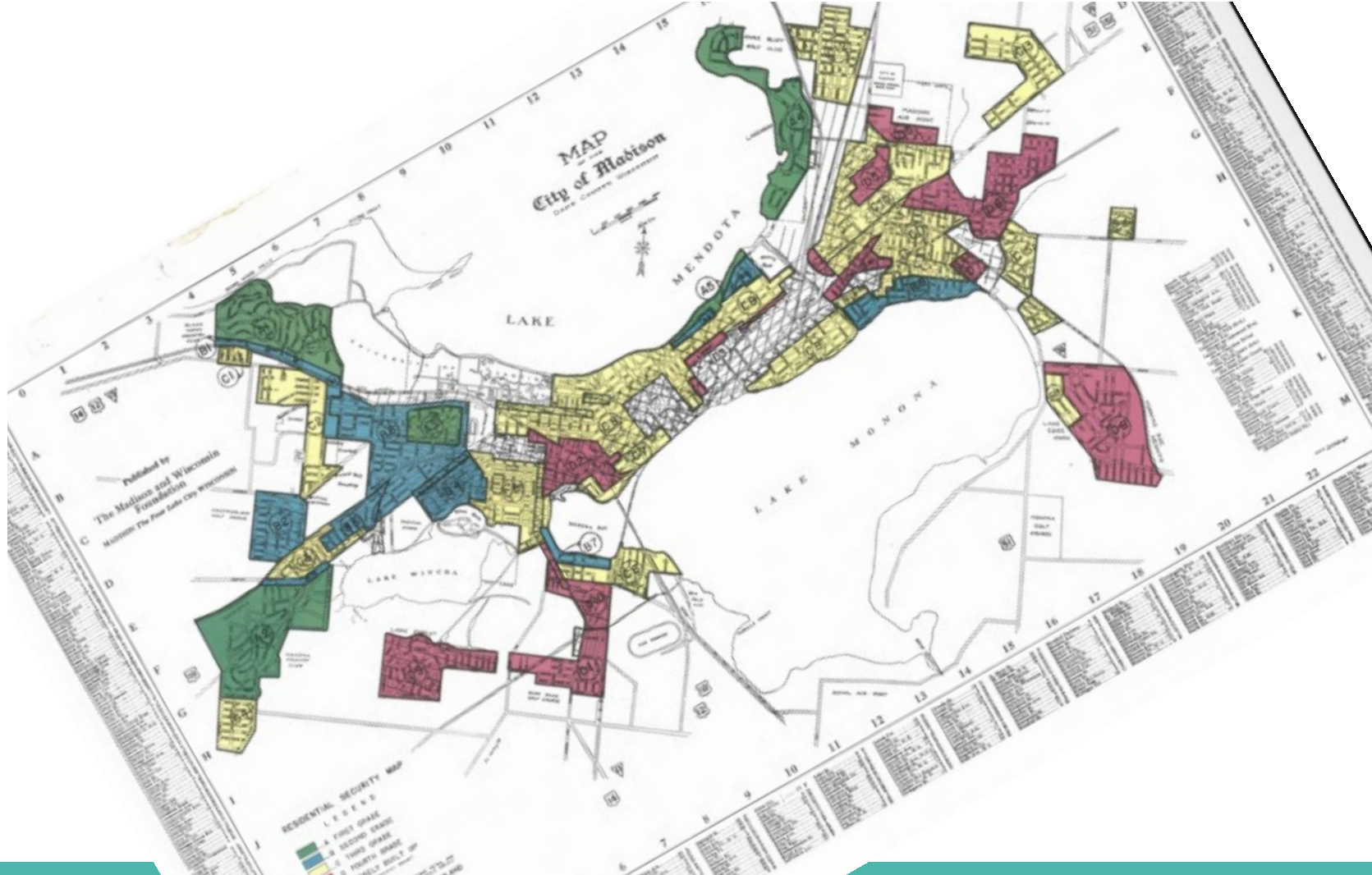
Opportunity Zones ("Displacement Zones")

Opportunity Zones give tax credits to investors seeking high profits in low-income neighborhoods.

([see SAJE guide](#))

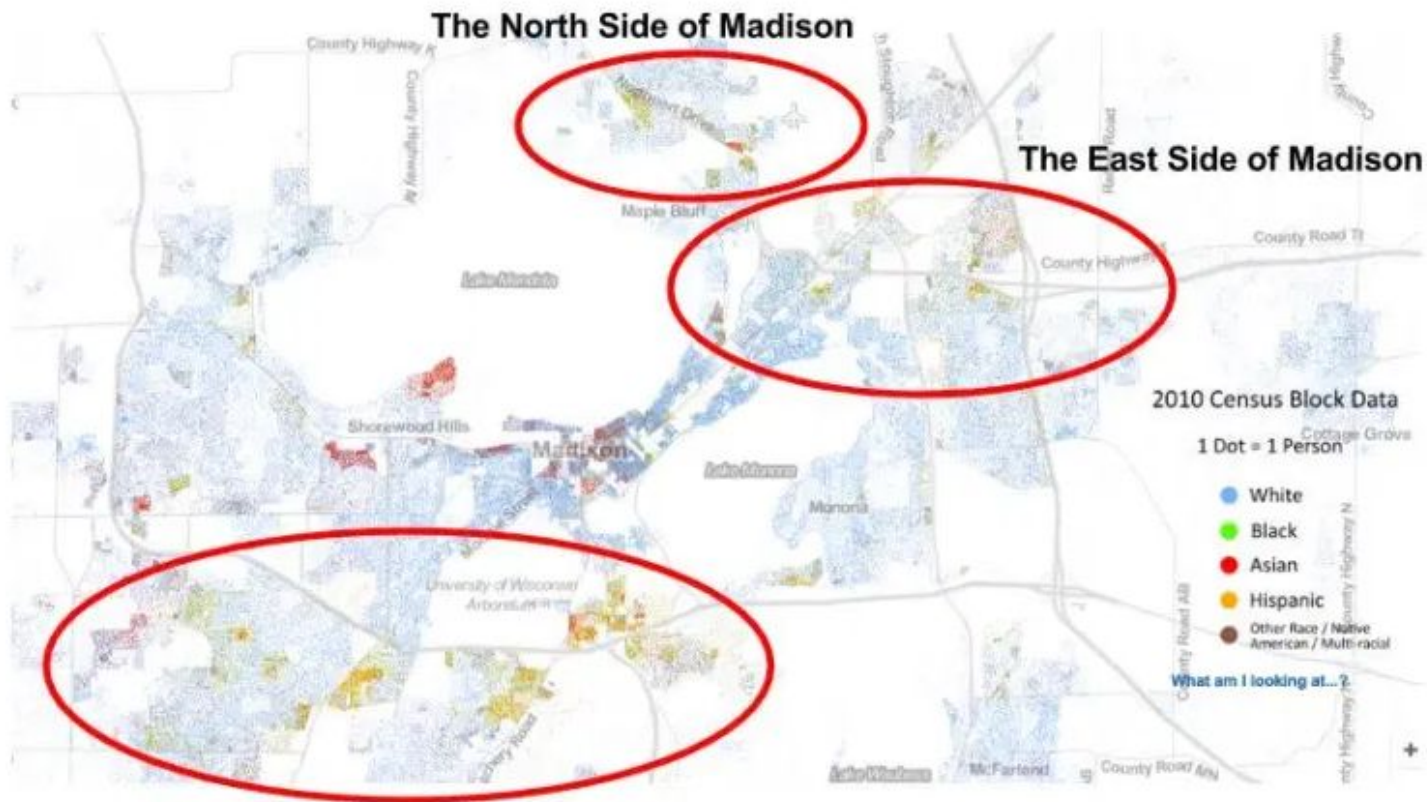
Northside, Park St., and Allied Drive are in our Opportunity Zones

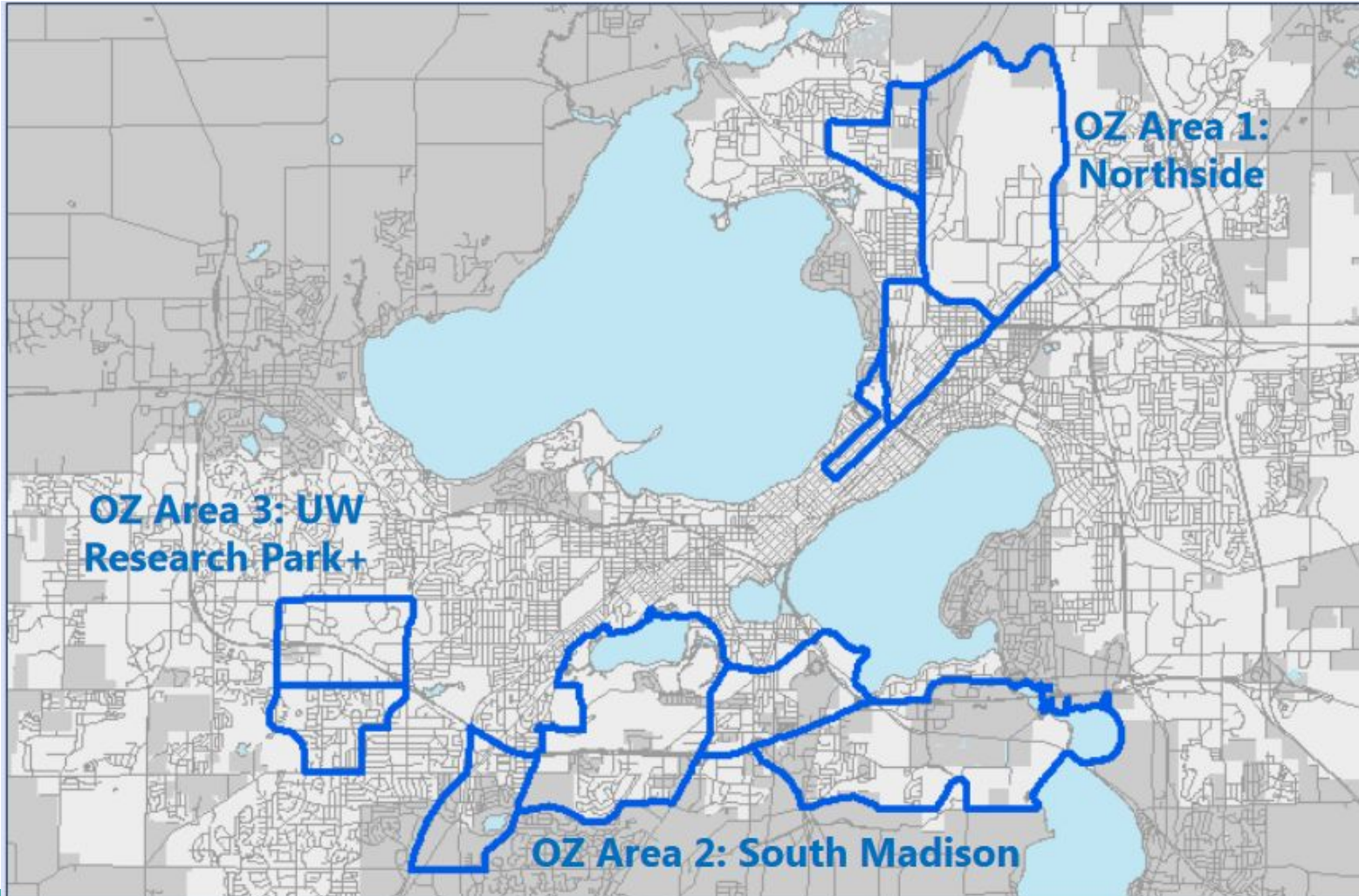




BLACK AND HISPANIC NEIGHBORHOODS OF MADISON WI

(represented by green and orange dots)





**OZ Area 1:
Northside**

**OZ Area 3: UW
Research Park+**

OZ Area 2: South Madison

Opportunity Zone code of conduct

1. Create Anti-Displacement Overlay Zones in Opportunity Zones to control the type of development that can happen there and make sure it serves community (this part does not have to cost extra \$\$)
2. Ensure that Qualified Opportunity Funds serve neighborhood needs with a framework developed in coordination with community groups and nonprofits to determine which projects will move ahead to development stage
3. Monitor performance indicators such as: living wage jobs created, number of dedicated affordable housing units created or preserved, and investments in minority/disadvantaged/women-owned businesses.
4. Explore possibility of creating a public or community-controlled Opportunity Fund

Conclusions

The City will be tempted by for-profit development in this crisis! Try not to be!
The speculators are at bay

Structural racism is upheld by policies that keep POC poor: including those that promote unchecked development and rising property values & rent without an adequate \$\$ supplement for affordable housing

This is an opportunity to steer the ship in a different direction and to rearrange the budget away from police and toward community investment

We want to see immediate steps taken to ensure increased preservation, acquisition, and development of affordable housing in the medium-to-long term coming out of this crisis

Thank you!

More detailed list with references [here](#)

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