



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Master

**File Number: 05427**

**File Number:** 05427                      **File Type:** Resolution                      **Status:** Items Referred  
**Version:** 2                                      **Reference:**                                      **Controlling Body:** ALLIED AREA TASK FORCE  
**Requester:** ALLIED AREA TASK FORCE                      **Cost:**                                      **Introduced:** 01/12/2007  
**File Name:** SECOND SUBSTITUTE - Adopting an Affordable Housing Plan for the Allied Drive area.                      **Final Action:**

**Title:** SUBSTITUTE - Adopting an Affordable Housing Plan for the Allied Drive area.

**Notes:** Intro from the floor

**Code Sections:**

**Agenda Date:** 01/16/2007

**Indexes:**

**Agenda Number:**

**Sponsors:** Brian L. Solomon and Brenda K. Konkol

**Enactment Date:**

**Attachments:** Resident Allied Vision 8-16-06.pdf, Allied City-Owned Property Problem Criteria Statements v4.....pdf, 05427CommentRevised.pdf

**Enactment Number:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	01/12/2007	Fiscal Note Required / Approval	Comptroller's Office/Approval Group			
1	Comptroller's Office/Approval Group	01/12/2007	Fiscal Note Pending	Council Office		01/12/2007	
1	Council Office	01/16/2007	Refer for Introduction				
1	COMMON COUNCIL	01/16/2007	Refer	ALLIED AREA TASK FORCE			Pass
1	ALLIED AREA TASK FORCE	01/16/2007	Refer	HOUSING COMMITTEE			
1	COMMON COUNCIL	01/18/2007	Fiscal Note Required / Approval	Comptroller's Office/Approval Group	01/31/2007		
1	HOUSING COMMITTEE	03/07/2007	Return to Lead with the Following Recommendation(s)	ALLIED AREA TASK FORCE			Pass
2	Council Office	05/24/2007	Fiscal Note Required / Approval	Comptroller's Office/Approval Group	05/24/2007		
2	Comptroller's Office/Approval Group	05/24/2007	Fiscal Note Pending	ALLIED AREA TASK FORCE		05/24/2007	



## Text of Legislative File 05427

### ..Fiscal Note

A review of the fiscal implications has not yet been completed.

### ..Title

SUBSTITUTE - Adopting an Affordable Housing Plan for the Allied Drive area.

### ..Body

WHEREAS, on May 16, 2006, the City of Madison acquired a 129-unit apartment complex located at 2317-2333, 2345-2355 and 2409-2437 Allied Drive; and

WHEREAS, in September 2006, the American Institute of Architects (AIA) assisted the City of Madison in conducting a planning cha rette for the aforementioned City properties; and

WHEREAS, the City of Madison adopted the Allied-Dunn's Marsh-Belmar Neighborhood Physical Improvement Plan for the Allied-Dunn's Marsh area; and

WHEREAS, the City of Madison also commissioned a housing study for the Allied-Dunn's Marsh area; and

WHEREAS, the Mayor's Office created "A Vision for the Allied Community" that included increasing the opportunity for owner-occupied housing in the Allied area and continuing to provide affordable housing in the Allied area so current residents can remain in the community; and

WHEREAS, the Allied Drive Task Force took into account the following documents and pieces of information when making these recommendations:

- a) The three proposed designs developed by the AIA during the community design process;
- b) City staff's Issue Statement & Proposed City Review Criteria;
- c) Goals established by the Move Forward Not Out Coalition;
- d) Comments from various City of Madison committees regarding the Mayor's Allied Vision and the three designs from the community design process;
- e) Recommendations from the Housing Affordability Subcommittee; and
- f) The original version of this resolution.

NOW, THEREFORE, BE IT RESOLVED that the City of Madison will minimize the relocation of residents from the Allied Drive area to the extent possible. This includes allowing new residents to move into City-owned properties, as appropriate; and-

~~BE IT FURTHER RESOLVED that owner-occupied housing shall not exceed 40% of the housing units rehabilitated or created by the City of Madison in the Allied Drive area.~~

~~BE IT FURTHER RESOLVED that the City of Madison will strive to ensure that 50% of all rental housing rehabilitated or created by the City of Madison in the area will be affordable to people making \$14,800 per year. "Affordable" means that they will not pay more than 30% of their income towards their rent and utilities.~~

~~BE IT FURTHER RESOLVED that the City of Madison will strive to ensure that at least 50% of the owner-occupied housing shall be affordable. "Affordable" means that owners will not pay more than 30% of their income towards mortgage, condo fees, taxes and insurance.~~

BE IT FURTHER RESOLVED that the City sets a goal that all City-assisted new and rehabilitated rental and owner-occupied housing units be affordable at the following levels:

- a) 20% - 30% of the units are affordable to people at 0% - 30% of AMI.
- b) 20% - 30% of the units are affordable to people at 30% - 50% of AMI.
- c) 25% - 35% of the units are affordable to people at 50% - 80% of AMI.
- d) 15% - 25% of the units are affordable to people at 80% and above of AMI.

"Affordable," as defined by HUD, means that renters will not pay more than 30% of their income towards their rent and utilities, and owners will not pay more than 30% of their incomes towards mortgage, condo fees, taxes and insurance.

BE IT FURTHER RESOLVED that priority for City-assisted new and rehabilitated units would be given to

current residents of City-owned property.

BE IT FURTHER RESOLVED that priority for City-assisted new and rehabilitated units would be given to current residents of the Allied Neighborhood.

BE IT FURTHER RESOLVED that in regard to the number, type and size of the City-assisted new and rehabilitated units:

- a) Any combination of building renovation and/or demolition and redevelopment shall achieve a minimum of 100 dwelling units on this site.
- b) The number of three- and four-bedroom units on the City-owned property shall not be less than 60% of the units available. The number of three- and four-bedroom units in the remainder of the neighborhood should respond to market and neighborhood demand.
- c) First floor units shall maximize accessibility under the Building Code.
- d) The units should have market appeal and include such amenities and features as washers and dryers in the units and master bedrooms with baths and large closets.

BE IT FURTHER RESOLVED that in regard to ownership vs. rental tenure for City-assisted new and rehabilitated units:

- a) In light of the affordability guidelines discussed at the beginning of this document, the goal is to dramatically increase the level of homeownership, emphasizing opportunities for neighborhood residents, particularly residents at lower median incomes, but also including homeownership opportunities at market rate. Rent-to-own strategies should be included in City-assisted projects.
- b) The long term goal for the homeownership portion of the City-assisted redevelopment of the Allied neighborhood is to maximize the ownership opportunity for people between 30% and 80% of AMI and to permit ownership by people above 80% of AMI, as long as the level of ownership does not decrease the supply of rental housing for people at 30% or less of AMI.
- c) The goal should be to maintain a level of affordable rental housing so as not to displace any current residents and so that new residents can enter the neighborhood.
- d) The City should strive to provide a training program for new and potential homeowners, covering the responsibilities and opportunities associated with homeownership.
- e) The City should strive to provide services to renters to ensure residents are not displaced and are successful in their current and future housing choices.
- f) Increasing homeownership shall not result in the displacement (meaning moving out of, not within, the neighborhood) of current residents who reside in rental housing in the Allied neighborhood.

BE IT FURTHER RESOLVED that in addition to the recommendations above, it is recommended that the following goals be incorporated into the plans for the City property:

- a) Developers should consider providing a variety of housing options including multi-generational housing, live-work units or units that allow in-home businesses and, potentially, some housing designed for the elderly. Modular or manufactured housing could be considered.
- b) A variety of rent-purchase options should be evaluated.
- c) The development should orient buildings to relate better to existing and any proposed new streets and should seek to provide a more attractive, safe and pedestrian-friendly environment.
- d) The development should create shorter block lengths by providing additional street connections to and through the site where feasible.
- e) Pedestrian and bicycle connections should be provided where streets are not possible. In particular, any future developer will need to work with the City to evaluate the feasibility and desirability of providing an additional north-south street, potentially in the greenway (through a portion of the site), and a street connecting Lovell Lane to Crescent Road, also through a portion of the greenway. At some point in the future, an east-west street, potentially connecting Pawnee Pass to Allied Drive in the vicinity of Lovell Lane, should also be considered.
- f) Any future developer will need to work with the City to ensure that opportunities are provided for current site residents to remain within the neighborhood in affordable housing units so that residents in the Allied neighborhood are not forced to relocate from the neighborhood. Any future developer will need to work with the City to provide affordable temporary housing options for residents while construction proceeds.

BE IT FURTHER RESOLVED that the overall development should offer housing in a setting that contributes to an overall improvement in the livability of the neighborhood, with an adequate amount of attractive open space

designed to provide opportunities for resident interactions and the potential for gardens.

BE IT FURTHER RESOLVED that in the event residents are relocated from the Allied Drive neighborhood through direct action of the City of Madison or precipitated by the City of Madison, relocation costs, including moving costs and security deposit assistance, shall be provided to the residents forced to relocate.

BE IT FURTHER RESOLVED that while the goal is to create a mixed-income neighborhood, the overall supply of affordable/low-income housing in the Allied Drive area will be ~~increased~~ maintained as a result of the redevelopment of the area.

BE IT FINALLY RESOLVED that the City of Madison will make all efforts to provide temporary housing options for residents to live in while reconstruction of City-owned or funded properties are reconstructed.