



HOUSING FORWARD UPDATE

Prepared for the City of Madison
Plan Commission
February 21, 2022

2010-2020 AFFORDABLE HOUSING STUDIES

- ❖ Analysis of Impediments to Fair Housing Choice
- ❖ Anti-displacement Report
- ❖ Biennial Housing Report
- ❖ EOC Housing Report
- ❖ Imagine Madison
- ❖ Obama White House Housing Toolkit

*Over 100 Housing Recommendations



2010-2020 AFFORDABLE HOUSING MILESTONES

- ❖ Housing Strategy Committee Created (2013)
- ❖ Affordable Housing Fund Created – 1000 rental units in 5 years (2014)
 - ❖ \$33 million Committed to Date
- ❖ 1st Affordable Housing Fund RFP Released – Seeks to Leverage Tax Credits (2014)
 - ❖ 1,457 Affordable Units Funded to Date
- ❖ Rethke Terrace and Tree Lane Permanent Supportive Housing (2015, 2017)
 - ❖ 100+ Formerly Homeless Households Securely Housed
- ❖ Park Impact Fee Waiver Approved (2016)
- ❖ Housing Forward RFP Released – non-tax credit projects (2020)
 - ❖ \$3 million of CDBG/HOME/AHF committed to rental and owner occupied developments
- ❖ Land Banking Fund Created (2020)



FUNDING AND PROGRAMS CITY UTILIZES FOR HOUSING

Homelessness

Permanent Supportive Housing Development

Temporary Emergency Shelters for Men and Families

Services

- \$2,000,000 Annually

Rental

Affordable Housing Fund

- \$7,000,000 Annually

HOME & CDBG

- \$3,000,000+ Annually

Section 8

- 1,800 Vouchers

CDA Owned Housing

- 1,000+ Units

Ownership

Downpayment Assistance

- \$2,500,000 Annually

Non-Profit Acquisition

- \$1,100,000 Annually

Rehab

- \$1,750,000 Annually

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)

Current 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.

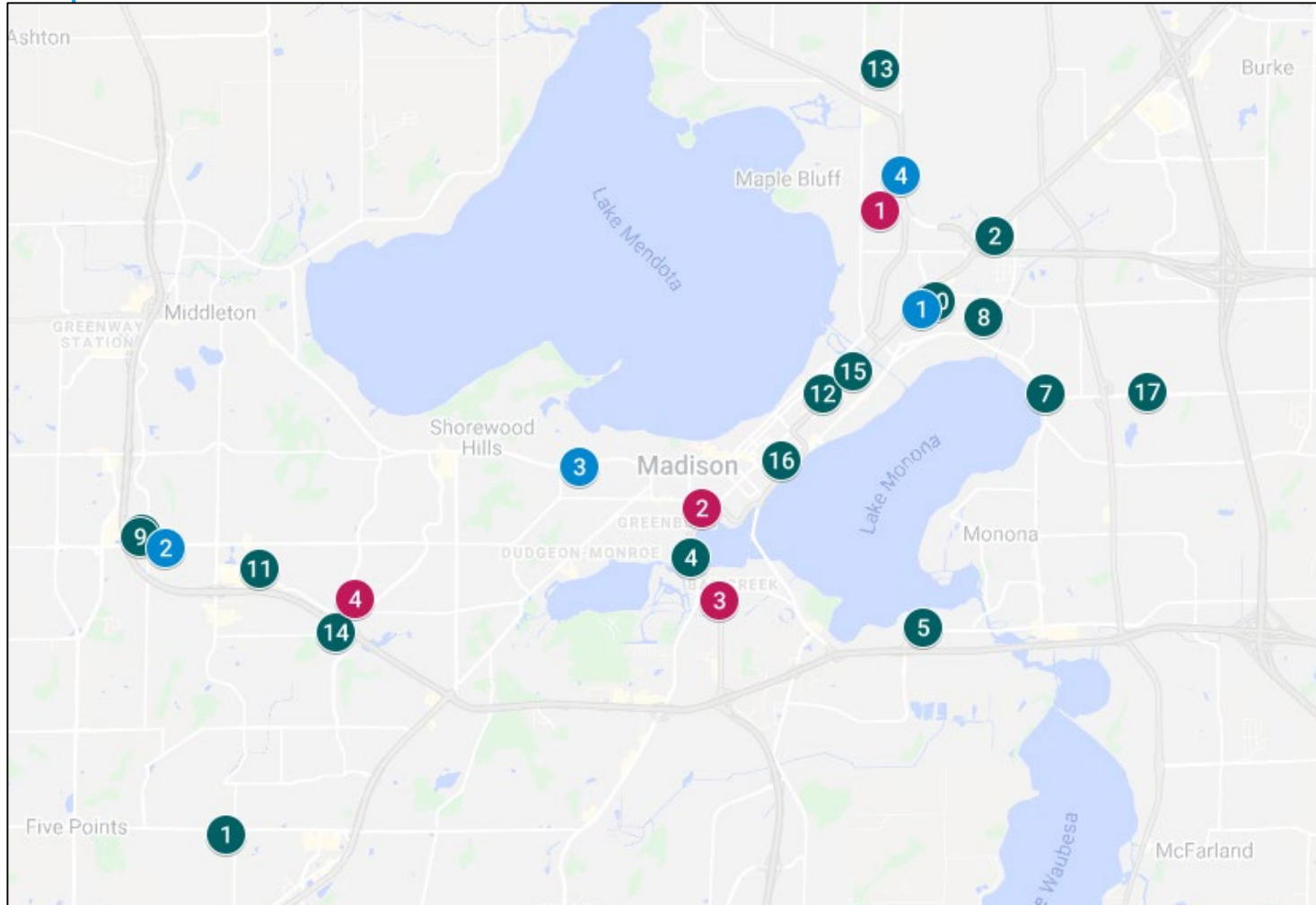
CREATE AFFORDABLE HOUSING THROUGHOUT THE CITY

- 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

Current 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- or buying land that we can later leverage for the development of affordable housing.
- ✓ Simplified permit process for demolitions when redevelopment provides City-funded affordable housing.
- City staff team selected to work with Change Lab to identify more options to support affordable housing.

AFFORDABLE HOUSING FUND 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

Underway:

- 1 The Oscar
- 2 Bayview Townhomes
- 3 Fourteen02 Park
- 4 University Park Commons

Planned:

- 1 Red Caboose Apartments
- 2 Uno's Madison
- 3 The Heights
- 4 Avenue Square

AFFORDABLE HOUSING FUND PROJECTS STATUS UPDATE: 2015-2021

Status	# of Developments	Total Units	Affordable Units
Completed	17	1,278	991
Under Construction	4	458	404
Planned	4	246	172
Proposed*	0	0	0
TOTAL	25	1,982	1,567

*Note: All 2021 AHF Commitments went to projects with that had already received a LIHTC award.

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

Current 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 in the proposed 2022 budget.
 - Develop a Small Scale Development Loan Program for projects needing funding outside typical granting timelines.
 - Launched Turn the Curve technical assistance on homeownership for people of color and support down payment assistance to create 125 new homeowners of color in 5 years.

HOUSING FORWARD RFP FUNDING IN 2020: HOMEOWNERSHIP PROGRAMS

Agency	Amount	Fund Source
Common Wealth Development- Lease Purchase	\$500,000	Affordable Housing Funds
Madison Area Community Land Trust	\$360,000	Affordable Housing Funds
Wisconsin Partnership for Housing Development	\$255,000	Affordable Housing Funds
Habitat for Humanity- down payment	\$200,000	HOME
Movin' Out- down payment	\$705,750	HOME
Project Home- Home Repair	\$250,000	CDBG
Madison Area Community Land Trust	\$108,000	CDBG
Urban League of Greater Madison- Education	\$50,000	City Levy
Total	\$2,428,750	

HOUSING FORWARD RFP FUNDING IN 2020: COOPERATIVE HOUSING

Agency	Amount	Fund Source
RefineJenifer, LLC	\$688,149	Affordable Housing Funds
Madison Community Cooperative	\$160,000	Affordable Housing Funds & Energy Efficiency Block Grant
Total	\$848,149	

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

Current action steps:

- ✓ Strengthened anti-retaliation enforcement from landlords on tenants in a partnership through City Building Inspections and the Department of Civil Rights.
- ✓ Using \$22 million in federal Emergency Rental Assistance to prevent evictions and strengthen tenant protection/mediation remedies in subsidized housing.
- ✓ Increased funding to Eviction Defense Program by \$1.7 M in 2021.
- ✓ Increased funding and staffing 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.



Tenant Resource Center (TRC)

February 17, 2021 - September 12, 2021

of Applications Reviewed: 13,984

Total Distributed: \$14,927,475

Dane CORE 2.0

Emergency Rental Assistance Program

Dane County contracted with Urban Triage \$12.3 million

Focus on residents OUTSIDE of City of Madison

City of Madison selected multiple providers:

- ❖ Nehemiah & FOSTER of Dane County- In Person Application Support
- ❖ Meadowood Health Partnership- In Person Application Support
- ❖ African Center for Community Development- In Person Application Support
- ❖ Community Action Coalition- Application processing and financial management
- ❖ Tenant Resource Center- Eviction Defense Program

Dane CORE 2.0

Emergency Rental Assistance Program

From September 12, 2021 to February 10, 2022

City of Madison # of households assisted 1339

Total amount of assistance provided: \$6,401,636

- Household Incomes Under 30% CMI: 911 applicants
- Household Incomes 30%-50% CMI: 334 applicants
- Household Incomes 50%-80% CMI: 92 applicants
- Average funding amount: \$4,780
- Total Amount Disbursed for Dane CORE 2.0 (with County funds): \$11,166,873

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 and service providers to develop full-service purpose-built shelter facilities that help move people into stable housing
- Strengthen our non-profit partners through capacity building and education

Current action steps:

- ✓ Affordable Housing Fund-Tax Credit application prioritizes low-income housing for targeted populations and support services.
- ✓ Secured \$11 million in City and County funding for the development of a purpose-built men's shelter.
- ✓ Secured \$2.5 million to purchase Salvation Army's Darbo Drive site to help fund redevelopment of their downtown site.
- ✓ Created new zoning districts to allow "tiny house villages," "mission camps," and amended "portable shelter mission" use to be a permitted use and allowed in more districts.
- ✓ Established a temporary structured campground site to provide an alternative shelter option for people experiencing homelessness.
 - Provided funding for solar panels at OM Village to drive down their operating costs and support renewable energy.
 - Engaging with partners on their needs to inform future efforts.

DAIRY DRIVE

Opened Madison's first urban campground to provide tiny shelters to 30 previously unhoused individuals on the South East side. Engineering spent 5989 hours on this project.

MachOne Health Services provides daily operations and supportive services with support from Kabba Recovery Services and Urban Triage.



HOMELESS IN MADISON | THE MOVE FROM REINDAHL PARK
'Really overwhelming': First residents move into tiny shelters in Madison just ahead of winter

Dean Mosiman | Wisconsin State Journal | Nov 22, 2021 | 1

WHAT'S NEXT

- Zoning

- Allowing more context-sensitive housing options in low-density neighborhoods
- Creating Transit-Oriented Development Overlay Zoning to allow for more intensive development of housing in areas with robust public transportation

- Affordable Housing

- Considering additional options to streamline permitting of City-funded affordable housing
- Releasing second round of Housing Forward application process in 2022
- Redeveloping CDA Public Housing at the Triangle and Theresa Terrace

- Homelessness

- Working with community partners to bring about establishment of new shelter facilities for single men and for families and single women.
- Continue to build partnerships with supportive service providers and housing developers to include targeted units with supportive services.