

# Housing Forward Update

**Prepared for the Community Development Block Grant Committee**

**May 4, 2023**



# 2010-2020 Affordable Housing Studies



- ❖ **Analysis of Impediments to Fair Housing Choice**
- ❖ **Anti-displacement Report**
- ❖ **Biennial Housing Report**
- ❖ **Equal Opportunities Commission Housing Report**
- ❖ **Imagine Madison**
- ❖ **Obama White House Housing Toolkit**

**\*Over 100 Housing Recommendations**





# 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)

## **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

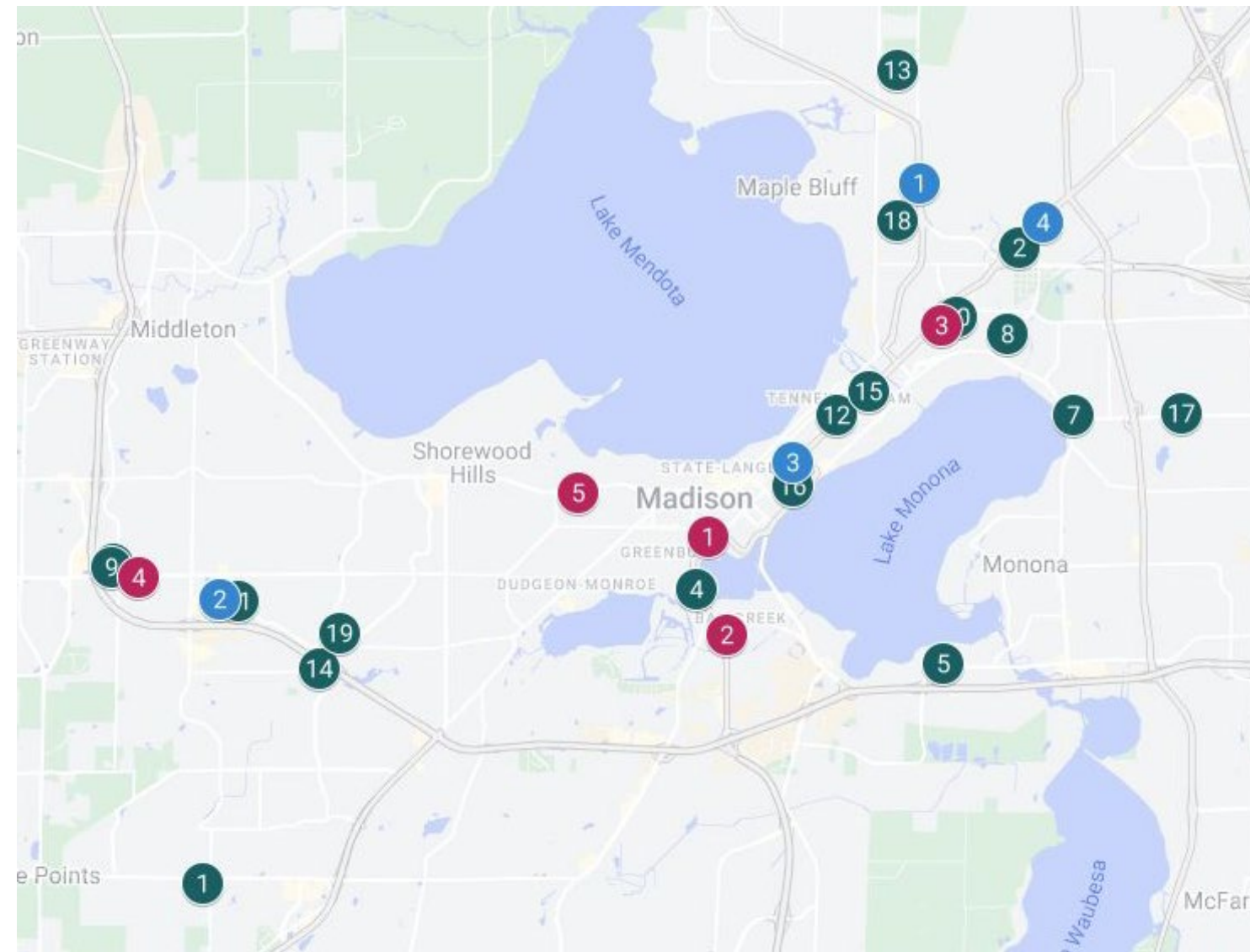


- Focus City support on affordable housing developments with transit access and that deliver long-term affordability
- Buy land and make it available for affordable housing
- Updated regulations to encourage construction of affordable housing

## 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
- ✓ Simplified permit process for demolitions when redevelopment provides City-funded affordable housing

# Affordable Housing Fund-Tax Credit 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
- 18 The Oscar
- 19 University Park Commons

## Under Construction

- 1 Bayview Housing
- 2 Fourteen02 Park
- 3 Red Caboose Apartments
- 4 Uno Terrace
- 5 The Heights

## Planned

- 1 Avenue Square
- 2 Merchant Place Apartments
- 3 St. John's Lutheran Church Redevelopment
- 4 Rise - Gardner Bakery Redevelopment

# Affordable Housing Fund–Tax Credit Project status



As of March 2, 2023

	Projects	Total Units	Affordable Units*
Completed	19	1,456	1,125
Under Construction	5	461	403
Planned (LIHTC Awarded)	1	70	70
Proposed	3	499	344
<b>TOTALS</b>	<b>28</b>	<b>2,486</b>	<b>1,942</b>

**\*Affordable Units are defined as units reserved for households at or below 60% of Dane County Median Income**



# 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

## 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
- Developed a Small Scale Development Loan Program for projects needing funding outside typical granting timelines



# 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

## Action Steps:

- ✓ Strengthened anti-retaliation enforcement from landlords on tenants in a partnership through City Building Inspections and the Department of Civil Rights
- ✓ Federal Emergency Rental Assistance to support Dane CORE 2.0
- ✓ Secure federal funds for Eviction Diversion and Defense Partnership until Sept 2025
- ✓ Increased funding 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



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

## Action Steps:

- ✓ Affordable Housing Fund-Tax Credit application prioritizes low-income housing for targeted populations and support services
- ✓ Secured \$21 million in City and County funding for the development of a purpose-built men's shelter
- ✓ Established a temporary structured campground site to provide an alternative shelter
- ✓ Provided funding for solar panels at OM Village



# What's Next- Affordable Housing

- Finalize Affordable Housing Fund application process in 2023 & Housing Forward RFP 2024
- Redeveloping CDA Public Housing at the Triangle and Theresa Terrace
- Youth focused housing development (18-24 year olds), American Rescue Act funds
- Hotel Conversion with HOME-American Rescue Plan Funds
- Seek ways to continue operational support for temporary shelters and Dairy Drive
- Development of purpose built shelters at Bartillon and E Washington