



Department of Planning and Community & Economic Development

Community Development Division

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Child Care
Community Resources
Community Development Block Grant
Madison Senior Center

Memo

To: Rental Housing Strategy Committee- Sub-Committee
From: Linette Rhodes, Community Development Grant Supervisor
Date: February 12, 2024
Re: Prioritization Discussion

The housing crisis has become an increasingly pressing issue, demanding the attention and action of governments everywhere. As communities grapple with rising rental and housing costs, skyrocketing homelessness rates, and a widening affordability gap, it is evident that a comprehensive solution is urgently needed. However, the struggle to prioritize effective strategies to address this crisis has emerged as a formidable challenge for many governments. Balancing the diverse needs of different populations, aligning their priorities with available resources, and navigating political constraints have proven to be complex obstacles. In the upcoming Housing Report, the Housing Strategy Committee will be tasked with helping to prioritize strategies to alleviate the burdens on individuals and families seeking stable and affordable housing. At the February 14, 2024 Rental Sub-committee meeting, members will be asked to discuss the prioritization of needs in the rental market. The following questions should be discussed:

Targeted Populations

1. What data are currently available regarding the housing needs of vulnerable populations (i.e. Unhoused Households, Undocumented Households, Refugee Households, Domestic Violence Survivors, Doubled Up Households, etc)?
2. What data do we need about these populations that is not available from census or other reporting methods?
3. How/from whom can we find additional data on the housing needs of vulnerable populations?

Rental Housing Supply/Demand- Affordability Needs

1. Should the City place a higher priority on increasing the number of housing units for households with incomes at or below 30% of the County Median Income (CMI), even if that means there will be less funding available to create units between for those in the 50%-60% CMI ranges?
2. What are the impacts of not prioritizing the development of units at or below 30% CMI, 50% CMI and/or 60% CMI?
3. Is there a need for the City to subsidize "Workforce Housing" that serves income ranges between 60% CMI to 120% CMI?

Other prioritization factors to consider for development strategies.

- What level of importance should be given by the City to where housing development occurs?
- What level of importance should be given to sustainability features of developments in return for City financing?

- What amenities for tenants are crucial for inclusion in developments receiving financial support from the City.

Resources:

- [Housing Snapshot Report](#), Community Development Staff can address questions
- [Homeless Point In Time Survey](#), Community Development Staff can address questions
- [Dane County Doubled Up Housing Strategies](#) , Sub-Committee could ask Johnisha Prescott, Dane County Housing Strategy Specialist, to speak to the Committee.
- Undocumented Households, Sub-Committee could ask an official from Centro Hispano to speak to the needs of this population.
- Refugee Households, Sub-Committee could ask an official from a group like Jewish Social Services to speak to the needs of this population.
- Domestic Violence Households, Sub-Committee could ask an official from DAIS to speak to the needs of persons affected by domestic violence.

Local--

[Dane County affordable housing for refugees \(spectrumnews1.com\)](#)
[profile-of-foreign-born-population-dane-county-madison.pdf \(vera.org\)](#)
[IAO Annual Report v1 \(dcdhs.com\)](#)

State--

[Immigrants in Wisconsin - American Immigration Council](#)
[FY2021 Arrivals by Nationality.pdf \(wisconsin.gov\)](#)