

Analysis of Impediments to Fair Housing Choice  
Coordinated Strategies/Actions

Strategy/Action:	Also Contained In:					
Development/Plan Actions	2013 AI	Imagine Madison	Biennial Housing Report	White House Toolkit	Impact (1-10)	Ease (1-10)
Planning documents should include or be amended to include acknowledgement of residential racial and economic segregation as an impediment to fair housing	4.2.1				2	10
Future neighborhood planning documents should include specific, neighborhood-level steps to overcome historic and current patterns of potential market exclusion	4.2.1				2	9
Reduce potential impact of neighborhood opposition to affordable ownership and rental housing development	4.1.1				8 ?	
Review current regulations within zoning code and adjust as necessary to maximize potential for context-sensitive density increases		N&H 3.b	MRO 2.a.i	A.1, C.4, E.12, E.13, E.14	9	5
Explore adjustments to zoning to be consistent with Future Land Use Map and Comprehensive Plan				C.4, E.12	10	2
Continue to proactively address redevelopment pressures through inter-Division communication and cooperation	5.2.2				6	9
Review and adjust ADU zoning ordinance to allow interior-ADU conversion by-right				F.18	5	8
Explore implementation of "fair share" zoning and density planning	2.1.1; 2.1.2				7	1
Explore relaxing administrative barriers to development	4.1.4			C.5	7	3

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Explore opportunities to relax review of demolition proposals			Student 2.b.1	A.2	2	2
Explore removal of or modification to ordinance requiring conditional use for 2 or more unit structures within set proximity				A.1	5	6
Explore opportunities to redefine "low-cost housing" within City ordinance to give impact fee flexibility to smaller unit types			LIR 1.b.iii		3	9
Program Actions						
Explore changes that better target downpayment assistance programs	3.1.5	N&H 6.c	LIO 1.b		4	9
Further develop and refine affirmative marketing and tenant selection best practices					2	10
Continue use of expanded data points in AHF mapping process					4	9
Explore opportunities for expansion of tenant protections and support		N&H 5.b			7	9
Explore increased opportunity to target job & skills training		E&O 5.b			4	3
Develop programs to encourage/target affordable housing in areas that specifically lack large numbers of affordable units	4.1.2	N&H 4.a			8	10
Review ordinances that disproportionately criminalize homeless individuals					4	5
Explore developing loan products for senior home modifications			Senior 1.b.ii		4	9
Continue and potentially expand reverse mortgage program			Senior 1.b.ii		4	9

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Program Actions (cont.)	2013 AI	Imagine Madison	Biennial Housing Report	White House Toolkit	Impact (1-10)	Ease (1-10)
Review TIF Policy as tool to promote and expand affordable housing		N&H 4.b	LIR 1.a.i	l.19	4	7
Continue funding Affordable Housing Fund	2.1.3	N&H 4.c	LIR 2.a.iv		10	10
Increase mortgage and loan accessibility to households with adverse credit history	3.1.4		LIO 1		5	10
Partner with CDOs to review financial institution lending patterns					2	6
Continue to support targeted educational programming for youth in areas that show highest level of disparity		E&O 4.b				
Remove barriers to filing housing discrimination complaints	5.1					
Consider RESJI analyses of current and future Metro routes and scheduling	4.3.1	LU&T 3.a				
Strategy Actions						
Continue promoting needed unit types in AHF developments as well as the private market	1.2.1					
Explore/maximize opportunities for City to fund affordable homeownership, cohousing, etc.		N&H 2.c	LIR 4.a/b			
Research ways to support ownership development, esp. for lower-cost types (townhome, cohousing, etc.)			MRO 2.c			
Research ways to support affordable development without City subsidy						
Partner with MMSD to identify investment/development areas		N&H 7.b/c				

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Research ways to preserve NOAH units in developing neighborhoods	2.1.3	N&H 4.e	LIR 2.a			
Research land banking as a strategy for use in high-amenity/high-cost areas		N&H 3.c	MRR 2.e			
Research and promote funding opportunities for ADUs			LIR 4.c			
Create and maintain clear Division responsibilities and implementation strategies	5.2.1					
Consider re-implementing an inclusionary zoning ordinance						
<b>Lobbying Actions</b>						
Advocate for increased funding at State and Federal levels		N&H 4.d				
Advocate for 30-day notices and other tenant protections						
Advocate for increased local policy control						
Advocate for minimum wage increase		E&O 3.c				
Advocate for ability to increase regular housing inspections, landlord certifications, and registration		N&H 6.a				
Advocate for "ban the box" protections in housing and employment						