



Madison Area Cooperative Housing Alliance

Presentation for the Housing Strategies Committee Meeting

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A Snapshot of Madison Housing Cooperative Statistics

- 23 group equity (rental) co-ops in Madison
 - 11 Madison Community Cooperative (MCC)
 - 12 Independent housing co-ops
 - 2 student housing co-ops
 - 1 apartment-style co-op
- 338 units total, housing about 381 people



Phoenix Co-op



Syntropy Co-op

A Snapshot of Madison Housing Cooperative Statistics

- Average rent \$426/mn including utilities
- Affordable to households earning 32% AMI.
- 2011-16 avg development cost is \$182,498 per unit
- 338 units is equivalent to \$61.68M developed without subsidy !!!



Avalon Co-op

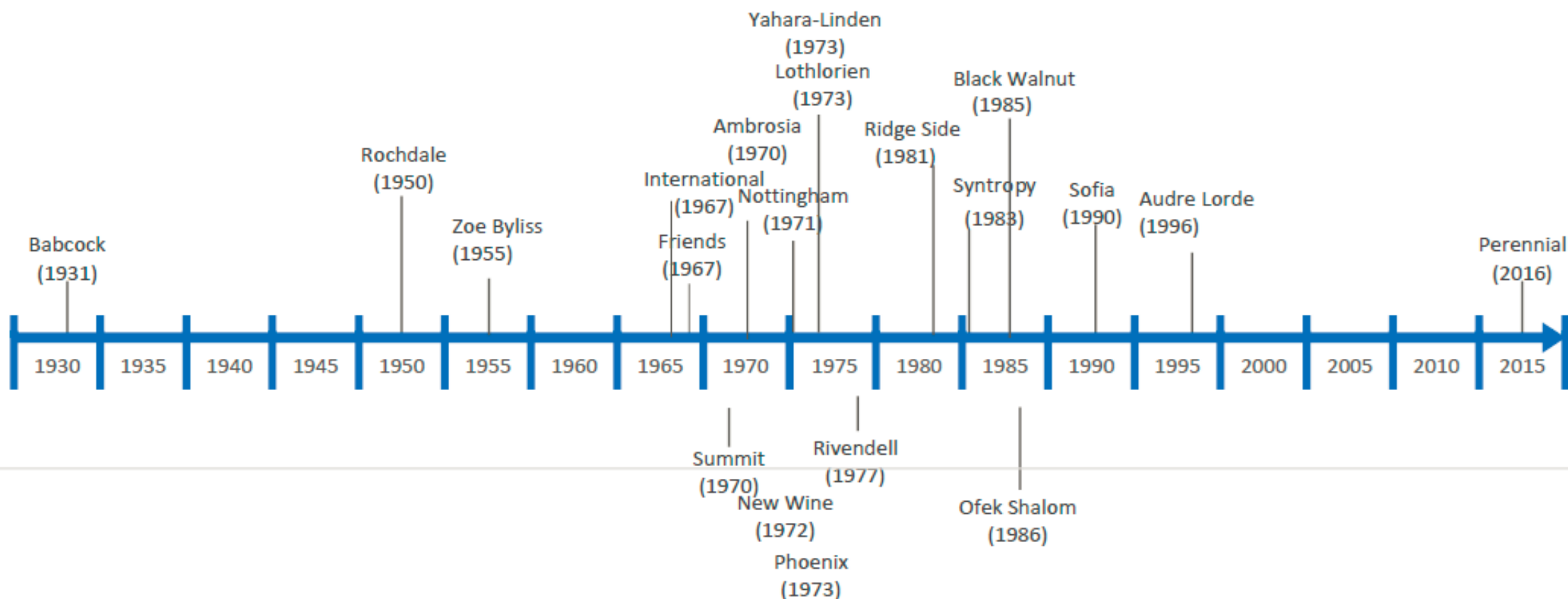


Ambrosia Co-op


Historical View of Madison Housing Cooperatives

- 90 years of history! Average Madison co-op age is 48 years old and they are still as affordable as ever!

Madison Housing Cooperatives Incorporate Date Timeline



Comparison to Traditional Affordable Housing

- Compared to two expiring-use Madison LIHTC projects:
 - Rosewood Villas (30 year affordability period)
 - The Crossings (15 year affordability period)
 - Have significant deferred maintenance, numerous building code violations, and police calls for service
 - Change the incentive structure from profits to people! With residential control, there is strong/lasting incentive for quality, safe, secure and affordable housing.
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- A series of white lines of varying lengths and angles are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

Co-op Labor Holidays are Fun



Resiliency of Madison Housing Cooperatives COVID and Beyond

Ability to support people through unemployment and illness:

- COVID Unemployment payments took up to 4 months to be received

Co-op Solutions:

- Payment Plans
- House Savings
- Some co-ops nationally had rent holidays for several months



Not a dime in CARES assistance, co-ops are naturally resilient

Challenges Faced by Madison Housing Cooperatives

- Barriers to developing new housing co-ops:
 - Zoning
 - Funding
 - Technical Assistance
- Property Management skills needed to effectively run a house.
 - Budgeting
 - Accounting
 - Fair housing
 - Maintenance
 - Etc...



Perennial Co-op

How MACHA is Striving to Meet These Challenges

- Our goal is to expand the natural resiliency from the house-level to the city-wide level
 - Resource and expertise-sharing (not reinventing the wheel)
 - Coordination among co-ops
 - Co-op Equity Fund
- Development of new MACHA Worker Co-op through MCDC Grant to provide property management services and technical support



MACHA Events

Call to Action

- Zoning - Over the last 2 years, MACHA developed a zoning amendment in partnership with City staff.
 - Simplifies zoning to allow housing co-ops in all of TR-C4 district
 - Raises permitted occupancy level to 2x original number of bedrooms (goal to maintain the same density)
 - Ready for approval by Common Council but needs advocates within the City to move it forward
- Startup Funding and Support - The City could create a project similar to MCDC but for housing co-ops
 - \$10,000 small grants for new housing co-op development costs
 - Training and resource--sharing
- Extend the Home-Buy American Dream \$25k funding to Co-ops

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