



Legislation Text

File #: 05427, Version: 5

Fiscal Note

This policy resolution does not create any expenditure authority and has no direct budgetary impact.

Title

AMENDED ALTERNATE SECOND SUBSTITUTE - Adopting an Affordable Housing Plan for the Allied Drive area.

Body

WHEREAS, on May 16, 2006, the City of Madison acquired a 129-unit apartment complex located at 2317-2333, 2345-2355 and 2409-2437 Allied Drive; and

WHEREAS, the City of Madison adopted the Allied-Dunn's Marsh-Belmar Neighborhood Physical Improvement Plan for the Allied-Dunn's Marsh area; and

WHEREAS, the City of Madison also commissioned a housing study for the Allied-Dunn's Marsh area; and

WHEREAS, the Mayor's Office created "A Vision for the Allied Community" that calls for a mix of incomes in the neighborhood, opportunities for home ownership, and increasing the quality of life of the neighborhood while avoiding displacement of residents; and

WHEREAS, the Allied Task Force was tasked with guiding the City in the redevelopment of this property; and

WHEREAS, the Allied Task Force completed its "Comments and Recommendations" document (Version 4) by unanimous approval on May 24, 2007; and

WHEREAS, the "Comments and Recommendations" document makes a series of recommendations regarding affordability and quality of housing on the City-owned properties;

NOW THEREFORE BE IT RESOLVED that the "Comments and Recommendations" on the RFP (Version 4), and the recommendations contained herein, is hereby adopted as the Allied Drive Task Force recommendations to the RFP process guiding the renovation and/or redevelopment of the City owned projects; and

BE IT FURTHER RESOLVED that the City of Madison will initiate a process to redevelop and/or renovate the City-owned properties in a manner that:

- Creates a mixture of owner occupied, rental, **rent-to-own** and perhaps co-operative housing,
- Ensures that the majority of developed units remain affordable for at least **20 25** years,
- Provides options for a range of incomes, **focusing on those less than between 0% and** 120% of AMI, **with a goal of meeting the following percent of units being affordable at the following AMI's:**

<u>Percent of Units</u>	<u>Average Median Income Level</u>
<u>25 - 35%</u>	<u>0 - 30% AMI</u>
<u>20 - 30%</u>	<u>30 - 50% AMI</u>
<u>25 - 35%</u>	<u>50 - 80% AMI</u>
<u>15 - 25%</u>	<u>80% AMI and above</u>

"Affordable will be defined as:

- a. a renter that pays no more than 30% of the household income on rent and utilities, including fuel for heat, hot water and cooking; electricity for lights; trash removal; and water and waste water charges; and**
- b. a homeowner that pays no more than 30% of the household income on housing costs including mortgage, condo fees, taxes and insurance.**

- Creates significant areas of green space (including space for community gardens and pocket parks), and
- Contributes to an overall improvement in the livability of the neighborhood, and
- Inspires residents and neighbors to care for and steward the properties and adjacent neighborhood, and

- Promotes community based decision-making and participation, and
- Creates a sustainable project by utilizing "Universal Design" and "Green Building" techniques, and
- **Gives a priority to current residents of City-owned properties and current residents of Allied Drive.**
- **There will be a minimum of 100 dwelling units produced through any combination of building renovation and/or demolition and redevelopment.**
- **The number of 3 - 4 bedroom units shall be substantially increased to address and reflect the need for units of that size.**

BE IT FURTHER RESOLVED that the redevelopment project will acknowledge the direct impact on the Allied Drive neighborhood by ensuring that:

- The redevelopment project prioritize efforts to employ Allied residents in the reconstruction effort; and
- The City of Madison will work with the Allied Neighborhood Association to update, finalize, and obtain approval of the Allied Neighborhood Plan; and
- The redevelopment plan be based on one of the three visions (or some combination thereof) set out through the neighborhood charette process that took place in September, 2006; and

BE IT FURTHER RESOLVED that the redevelopment shall occur in stages so as to gauge impacts on residents and the neighborhood, with development of rental units being included in the first stage; and

BE IT FURTHER RESOLVED that the **redevelopment** project shall seek to include **some elements of a mixed use development, such as** appropriate, professional space for human service provision, entrepreneurship, or retail; and

BE IT FINALLY RESOLVED that the Mayor will appoint a staff either within the Mayor's office or the Department of Planning and Community and Economic Development to serve as the sole point of contact for overall management of this initiative for a period of six months to ensure stakeholder involvement and finalize a redevelopment plan that includes timelines, milestones, objectives, and financial strategies for implementation.