



***TAKING THE NEXT STEP.***

Housing Advisory Committee (HAC) Meeting #10 | 07.26.2023

# WELCOME + INTRODUCTIONS

# HAC #10 MEETING

## **PURPOSE:**

- 1. Clarify/refine strategies and action steps**
- 2. Identify partners and metrics for implementation**
- 3. Provide feedback on priorities for County resources**



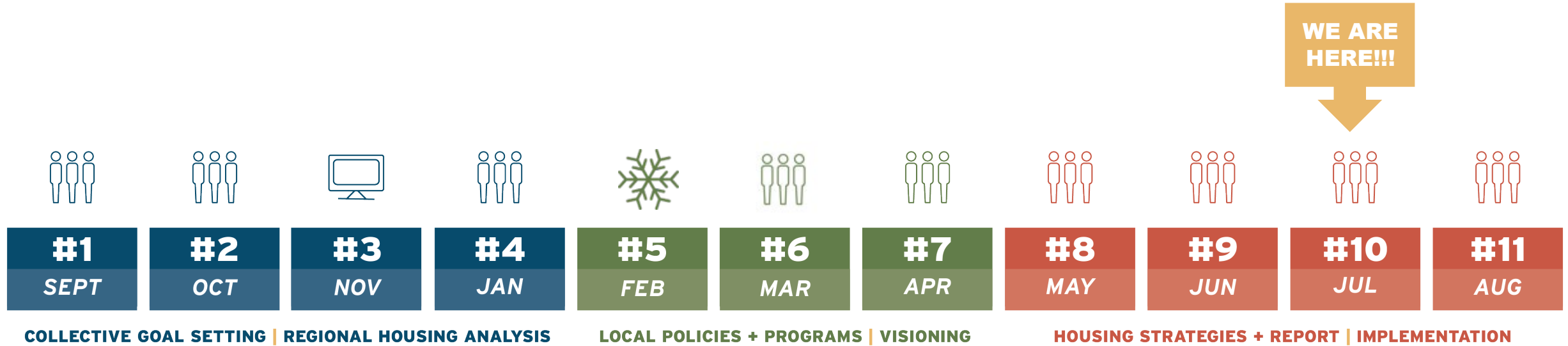
# AGENDA – HAC #10

WELCOME + MEETING DETAILS

- **INTRODUCTION** *(10 minutes)*
- **ACTION STEPS, IMPLEMENTATION PARTNERS & METRICS** *(20 minutes)*
- **PARTNER GROUP TABLE DISCUSSION** *(25 minutes)*
- **BREAK** *(5 minutes)*
- **OPEN HOUSE** *(30 minutes)*
- **Q&A + NEXT STEPS** *(30 minutes)*



# WHERE WE ARE IN THE RHS PROCESS



## Meeting 10

- Advance RHS strategies & action steps
- Identify metrics & implementation partners
- Provide feedback on County resource allocation

## Meeting 11

- Review RHS vision statement
- Review outline of regional strategic action plan
- Focus on future: RHS Implementation Committee (RIC), commitment to take action
- Celebrate!



# **ACTION STEPS, IMPLEMENTATION PARTNERS & METRICS**

# STRATEGIES BY HOUSING PRIORITY

A SHORTLIST OF MEASURABLE, ACHIEVABLE STRATEGIES THAT CAN BE IMPLEMENTED IN THE NEAR TERM

## HOUSING PRIORITIES

**INCREASE THE NUMBER OF HOUSING UNITS  
ATTAINABLE TO LOW- AND MODERATE-  
INCOME HOUSEHOLDS**

**INCREASE THE OVERALL NUMBER OF  
HOUSING UNITS**

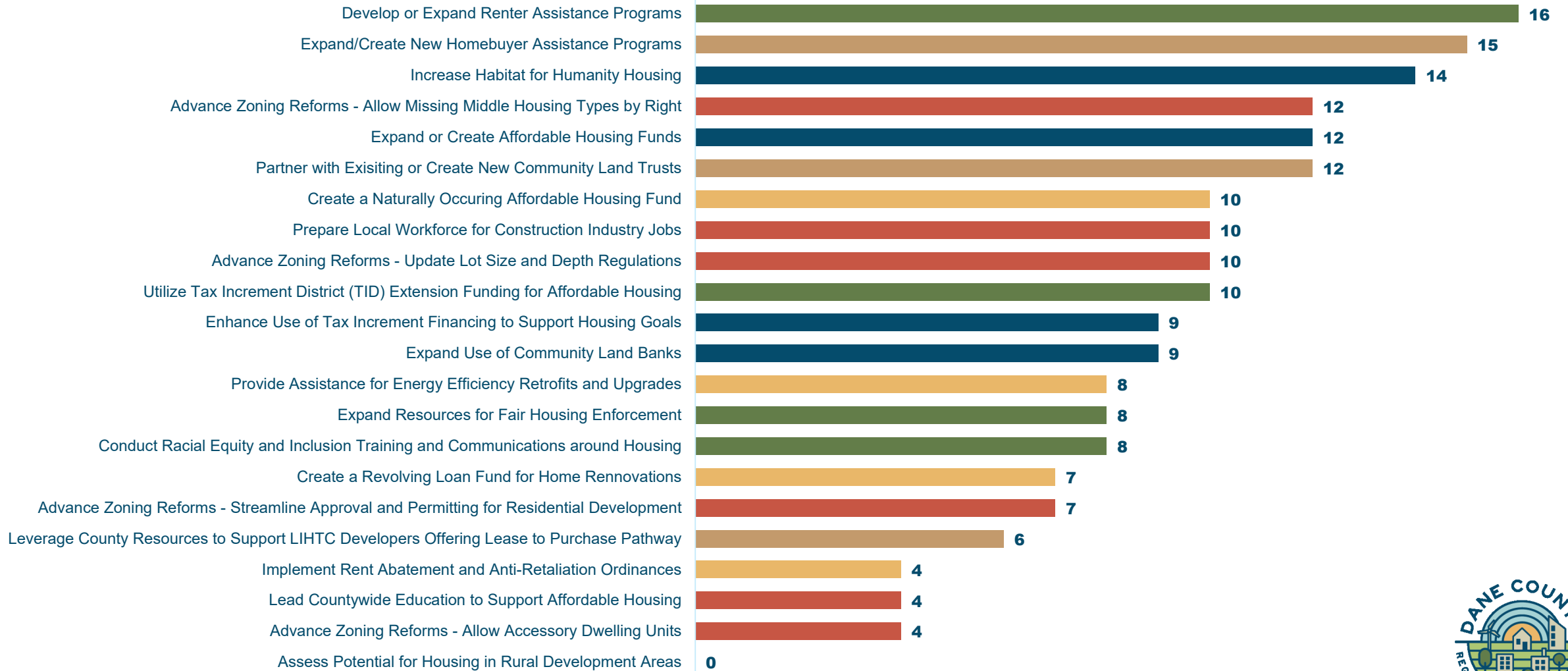
**PRESERVE AFFORDABILITY AND IMPROVE  
THE QUALITY OF EXISTING ATTAINABLE  
HOUSING**

**PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP**

**PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR  
THE MOST VULNERABLE POPULATIONS**

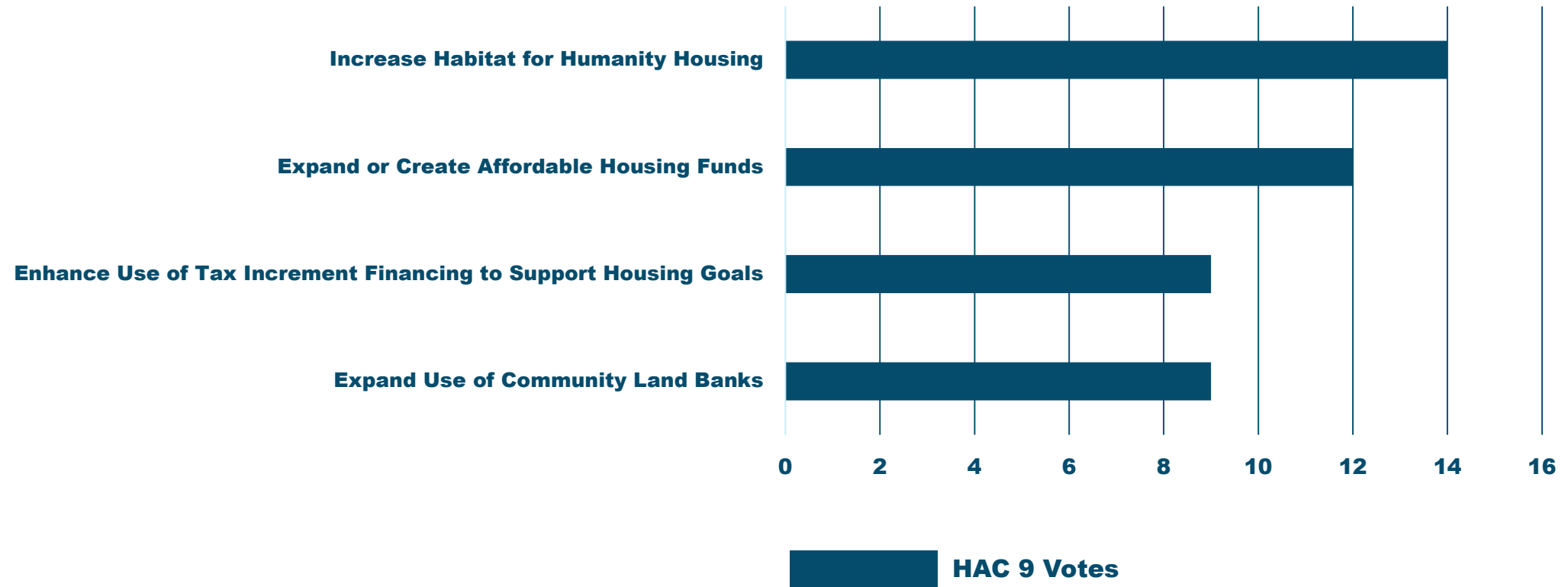
# STRATEGIES RANKED BY HAC 9 VOTES

*HAC Members voted to discuss implementation details for renter and homeowner assistance, zoning reforms, affordable housing funds, and innovative homeownership models like CLTs and Habitat*





# INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS



# EXPAND OR CREATE AFFORDABLE HOUSING FUNDS

WHAT WE HOPE TO ACHIEVE

**HAC 9 Partner  
Group Discussion**

**Cities/Villages**

- **Expand funding sources**
- **Create affordable units and preserve affordability for existing units**
- **Make use of funds more flexible and inclusive**

# EXPAND OR CREATE AFFORDABLE HOUSING FUNDS

*Implementation steps include expanding the use of existing funding sources and thinking out of the box with new ones*



- **Identify additional municipal and County funding sources for affordable housing development**



- **Partner with the private sector on fundraising initiative (e.g., per employee donation)**
- **Collaborate with Madison Workforce Housing Fund to scale efforts**



- **Advocate for affordable housing bonds**
- **Modify the existing Dane County Affordable Housing Development Fund to support broader types of projects, including smaller projects, acquisition/rehab projects, owner-occupied projects, and projects that are not competitive for 9% LIHTC**

# IMPLEMENTATION PARTNERS

*Which partner group will take the lead and who will support implementation of each action step?*

- **Lead**
  - **Push an action step forward**
  - **Coordinate/facilitate**
  - **Test alternatives or conduct pilots**
- **Co-Partners**
  - **Provide input/workshop**
  - **Advise on next steps**
  - **Support as needed**



# SAMPLE METRICS

*Tracking key metrics over time will help evaluate progress*

## **Expand or Create Affordable Housing Funds**

Annual funding from locally administered affordable housing funds

Number of new affordable units funded annually

# HAC 10 STRATEGY REFINEMENTS

## STRATEGY NAME UPDATES

“Create a NOAH Housing Fund”



“Support Acquisition and Rehabilitation of Affordable Units”

“Increase Habitat for Humanity Housing”



“Increase Affordable Homeownership Unit Production”

**NOW INCLUDED IN “PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP” PRIORITY**



# HAC 10 STRATEGY REFINEMENTS

STRATEGIES COLLAPSED INTO OTHERS

*All strategies related to Advancing Zoning Reforms*



“Advance Zoning Reforms”

“Leverage County Resources to Support LIHTC Developers Offering Lease to Purchase Pathway”



“Expand/Create Homebuyer Assistance Programs”

“Implement Rent Abatement and Anti-Retaliation Ordinances”



“Develop or Expand Renter Assistance Programs”



# PARTNER GROUP TABLE DISCUSSION

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# PARTNER GROUP TABLE DISCUSSIONS

- **Make sure you're seated with your partner group!**
- **2-4 strategies will be assigned to your table**
- **Talk through for each strategy (refine and clarify):**
  - **Action steps**
  - **Lead and support partners**
  - **Metrics**
- **If no lead is identified and there are no clear action steps, the strategy is unlikely to be included Strategic Action Plan**



# FIVE-MINUTE BREAK

# OPEN HOUSE

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# PARTNER GROUP TABLE DISCUSSIONS

- **Walk around and:**
  - **Provide feedback on action steps**
  - **Identify leads/co-partners**
  - **Provide feedback on metrics**
- **If no lead is identified and there are no clear action steps, the strategy is unlikely to be included Strategic Action Plan**



**Q&A**

**NEXT STEPS**

# FULL GROUP DISCUSSION

- **County-led initiatives**
- **Menti to identify urgent County funding and staffing needs**
- **Q&A / Discussion**





# FULL GROUP DISCUSSION

**County-led, co-lead, facilitated**

- ❖ **Comprehensive Housing Website**
- ❖ **Best Practices Zoning Guide for Zoning Updates (for example, reducing lots size, missing middle housing, parking requirements, ADU, etc.)**
- ❖ **Countywide Outreach and Education Campaign (Phase #1, Communications Plan)**
- ❖ **Annual Fundraising Campaign with the Private Sector, re: Workforce Housing**
- ❖ **Feasibility Study to Expand Construction Workforce**
- ❖ **Evaluation Tool and Annual Metrics Reporting**
- ❖ **Assess Potential for Rural Housing Development Areas**
- ❖ **Inventory and Map NOAH housing units**
- ❖ **Programs and Training on Racial Equity and Inclusion**



# FULL GROUP DISCUSSION

## County-led, co-lead, facilitate

**Various Facts Sheets** ( BP land banking or 101; TIF policies that support affordability, seniors, equity, sustainability; new state funding; why update my zoning code?; streamlined permitting, etc.

**Educational Programming** (Lessons learned on land banking; ADU workshop; TIF policies to support affordable housing; Missing middle housing; new state loans for small scale conversion of commercial to affordable rental; new WI/WHEDA state funding for AH and housing; LIHTC lease to purchase programs, etc.

**Technical Assistance** – targeted support on local developments; planning; land use plans; plan commission; data analysis; communication with local boards, elected officials and community groups; advisory boards and committees; and, all things RHS, etc.





# FULL GROUP DISCUSSION

County-led, co-lead, facilitated

## Housing Access and Affordability

- Develop or Expand Renter Assistance
- Expand Homebuyer Assistance Programs
- Eviction Prevention
- Help Create Affordable Housing Funds
- Increase Local Construction Workforce Supply
- Expand Resources for Fair Housing Enforcement



# RHS IMPLEMENTATION COMMITTEE

## *Purpose of Implementation Committee (RIC)*

1. Work together to facilitate RHS strategy and action item implementation
2. Advance RHS strategies and action items you can lead, affect or promote

### What is the role of RIC?

- **Ambassadors** of the RHS Strategic Plan: within your business community, municipality, organization, planning department, village board, city council, elected officials, plan commission, etc.
- Work as an advisor & partner to HAC, Dane County, and stakeholder groups
- Provide feedback & expertise
- Guidance
- Input on administration, agenda's, RFPs



# RHS IMPLEMENTATION COMMITTEE (RIC)

## Examples of Work of RHS Implementation Committee (RIC)

- RHS Draft Action Plan, Video – review, comments
- RHS 5-year timeline – What do we do in Year 1, 2, 3?
- Promote the Regional Housing Strategy, RHS Action Plan

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- Program, fact sheet and training priorities
- Baseline metrics development
- Guidance, feedback on request for proposals



# NEXT STEPS

*ONE MEETING TO GO!*

- **Please review workbook before the next meeting**
- **Consider what strategies/action steps you can commit to advancing**
- **Consider participation in the RHS Implementation Committee**
- **THANK YOU ALL for your partnership, energy and enthusiasm!**



# Q+A DISCUSSION

**Have a question? Any comments? Let's discuss!**



## **REGIONAL HOUSING STRATEGY: HAC MEETING #10**



# THANK YOU!

HAC Meeting #11 | Lussier Family Heritage Center  
August 23, 2023 (6:30 - 8:30 PM)