



Taking the Next Step Together.

ADRC – August 5, 2024

Regional Housing Strategy (RHS) Overview

» RHS PURPOSE

» Why Regional Strategic Planning?

» KEY FINDINGS

» PRIORITIES, STRATEGIES, ACTION ITEMS

» NEXT STEPS

» TAKE AWAYS



Regional Housing Strategy (RHS) Overview

» RHS PURPOSE

To work together as a region to identify a shared vision, and key housing priorities and strategies we can work on, and work towards together, to address the housing crisis in Dane County.



Regional Housing Strategy Overview

» WHO WAS INVOLVED?

26 SPONSORS

80 ADVISORY COMMITTEE MEMBERS

Cities and Villages Association, Towns Association, Elected Officials, Residents, Non-profits, Local Gov't Staff, Bankers, Realtors, Developers, Builders, WI Human Services, Social Services, WHEDA, Students

17 MUNICIPALITIES

Cross Plains, Deforest, Deerfield, Fitchburg, Madison, Monona, Middleton, Sun Prairie, Windsor, Verona, Stoughton, McFarland, Waunakee, T. Deerfield, T. Rutland, T. Springfield, T. Vermont



Regional Housing Strategy Overview

Why Regional STRATEGIC PLANNING?

- **Capture momentum-** Build on efforts of municipalities, organizations, and local leaders.
- **Working together-** Share different perspectives and experiences; build relationships; share expertise; identify missing information and opportunities; prevent duplicative efforts; leverage resources.
- **Develop shared understanding-** Housing crisis and current-future trends.
- **Regional issue-** Housing crisis cannot be solved by one entity. Regional crisis, requiring more coordinated collaboration.



Housing Advisory Committee

TOP HOUSING PRIORITY FOR COMMUNITY, ORGANIZATION, AND BUSINESS



Housing Advisory Committee

TOP PRIORITIES FOR THE DANE COUNTY - REGION



REDUCE RACIAL
DISPARITIES IN
HOUSING AND
HOMEOWNERSHIP





BUILD CAPACITY
TO ADDRESS
HOUSING NEEDS





BUILD
RELATIONSHIPS
AND ENHANCE
PARTNERSHIPS/
COLLABORATION





LEARN ABOUT
HOUSING ISSUES,
TOOLS, AND
STRATEGIES





Regional Housing Strategy Overview






Key Findings

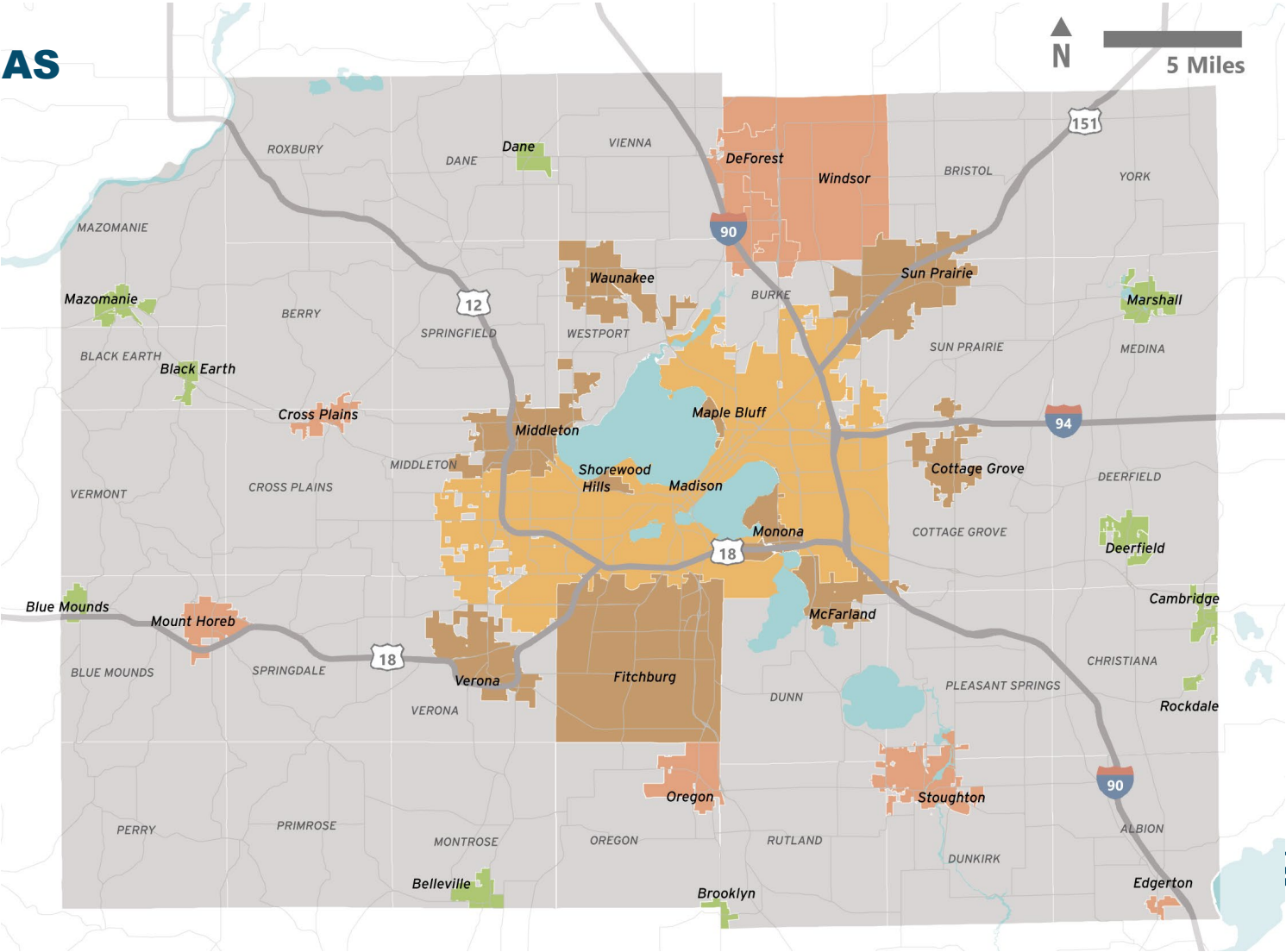


Regional Housing Strategy Overview

DANE COUNTY OVERVIEW - COMPOSITION & DEMOGRAPHICS

DANE COUNTY SUBAREAS

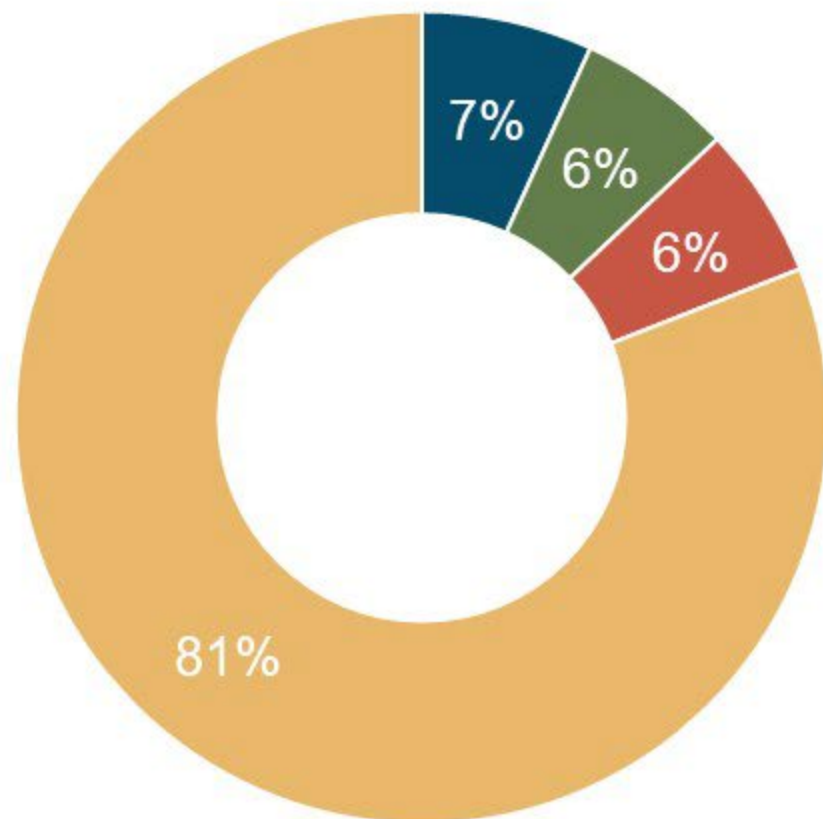
-  *Madison*
-  *Inner-Ring Suburbs*
-  *Outer-Ring Suburbs*
-  *Rural Villages*
-  *Townships*



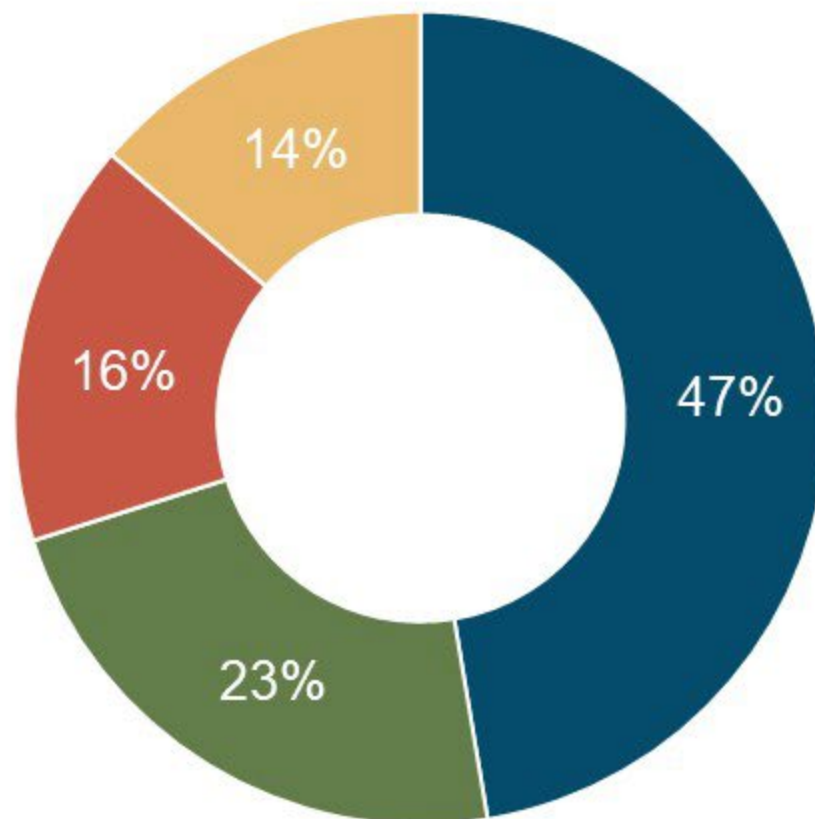
COUNTY COMPOSITION OF LAND

TOWNS MAKE UP OVER 80% OF THE LAND AREA IN THE COUNTY, HOME TO 15% OF THE 2021 POPULATION

DANE COUNTY LAND AREA
BY JURISDICTION TYPE



DANE COUNTY POPULATION
BY JURISDICTION TYPE



Source: WI DOA, Census Bureau, SB Friedman



DANE COUNTY CHANGE BY AGE COHORT

EVERY AGE COHORT IS GROWING IN DANE COUNTY

23.1% (DC) vs .5% (WI)

52.7% (DC) vs 35.5% WI

Change in
DANE COUNTY
and **WISCONSIN**
population by age cohort
from 2010 - 2020:

≤ 14	15 - 24	25 - 34	35 - 54	55 - 74	75+
+3.6%	+15.1%	+8.0%	+1.5%	+30.8%	+21.9%
-4.7%	-1.7%	+2.2%	-9.6%	+26.1%	+9.4%

*Dane County's
population is
increasing across
all age cohorts,
especially ages
55 and older.*



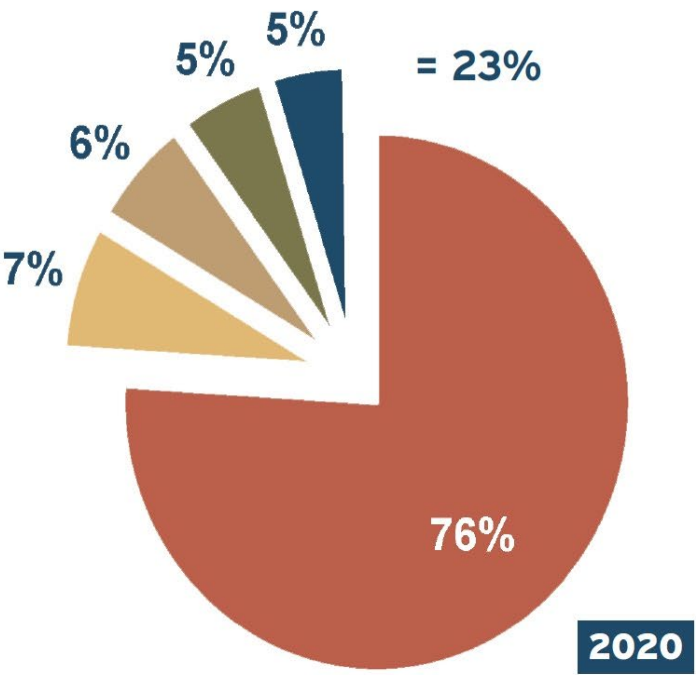
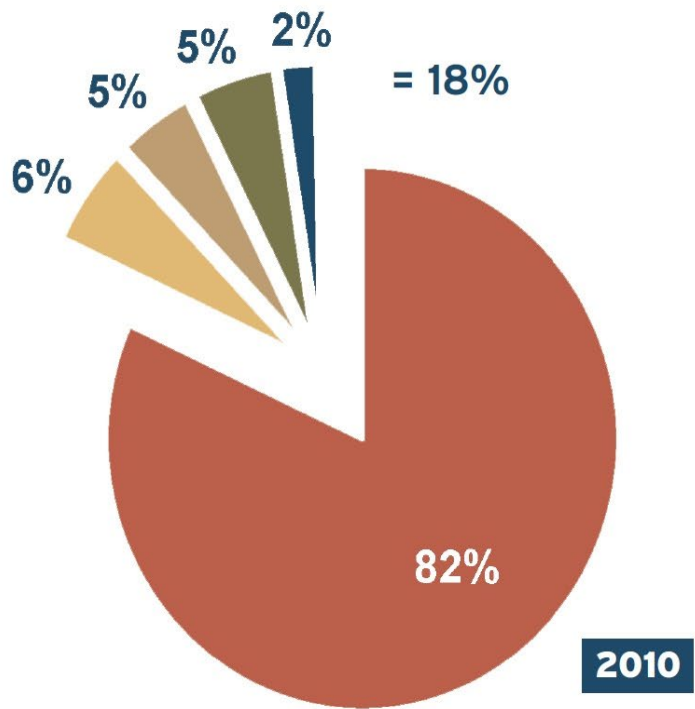
Source: US Census Bureau, SB Friedman



DANE COUNTY RACE AND ETHNICITY 2010-2020

THE REGION IS GETTING MORE DIVERSE

Dane County Race & Ethnicity, 2010 - 2020



- WHITE/NOT HISPANIC
- HISPANIC/LATINO OF ANY RACE
- ASIAN AMERICAN/PACIFIC ISLANDER

- BLACK/AFRICAN AMERICAN
- 2 OR MORE RACES/'SOME OTHER RACE'
- NATIVE AMERICAN/AMERICAN INDIAN

Source: US Census Bureau 2020, SB Friedman



EMPLOYMENT GROWTH

27% OF THE STATEWIDE EMPLOYMENT GROWTH OCCURRED IN DANE COUNTY

DANE COUNTY'S SHARE OF WISCONSIN'S JOB GROWTH FROM 2010 TO 2021

WISCONSIN'S total jobs grew by **6%** from 2010 to 2021.

DANE COUNTY'S total jobs grew by **14%** in the same time period.

27%

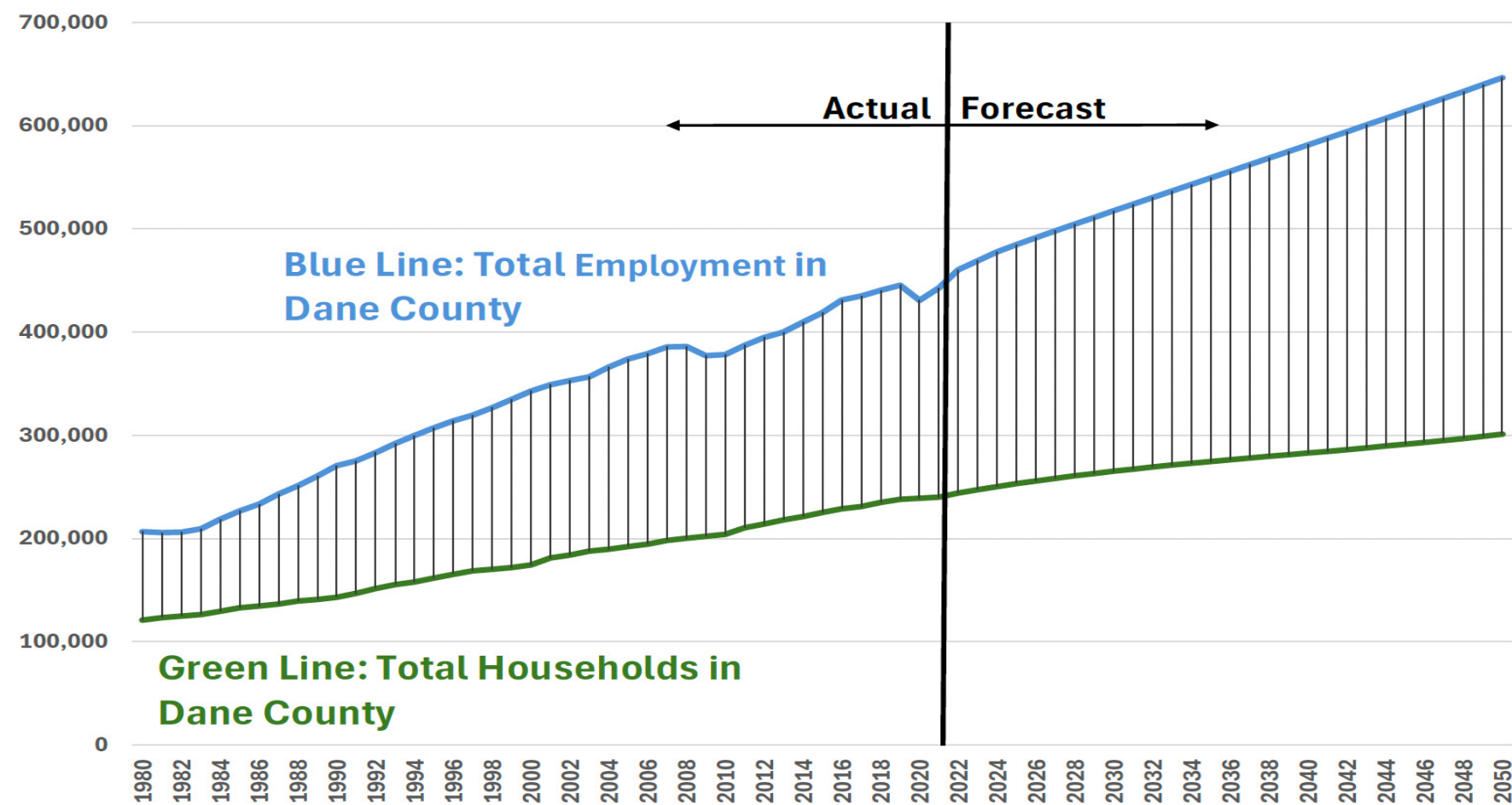


Source: Lightcast, SB Friedman



EMPLOYMENT AND POPULATION GROWTH

Widening Gap Between Jobs and Residents, Dane County, WI



Source: Woods&Poole. Years 1980-2021 are actual; 2022-2050 are forecasted.



UNDER PRODUCTION OF HOUSING DANE COUNTY

2010-2020

The number of new households in Dane County was 8,000 higher than the new housing units that were built.



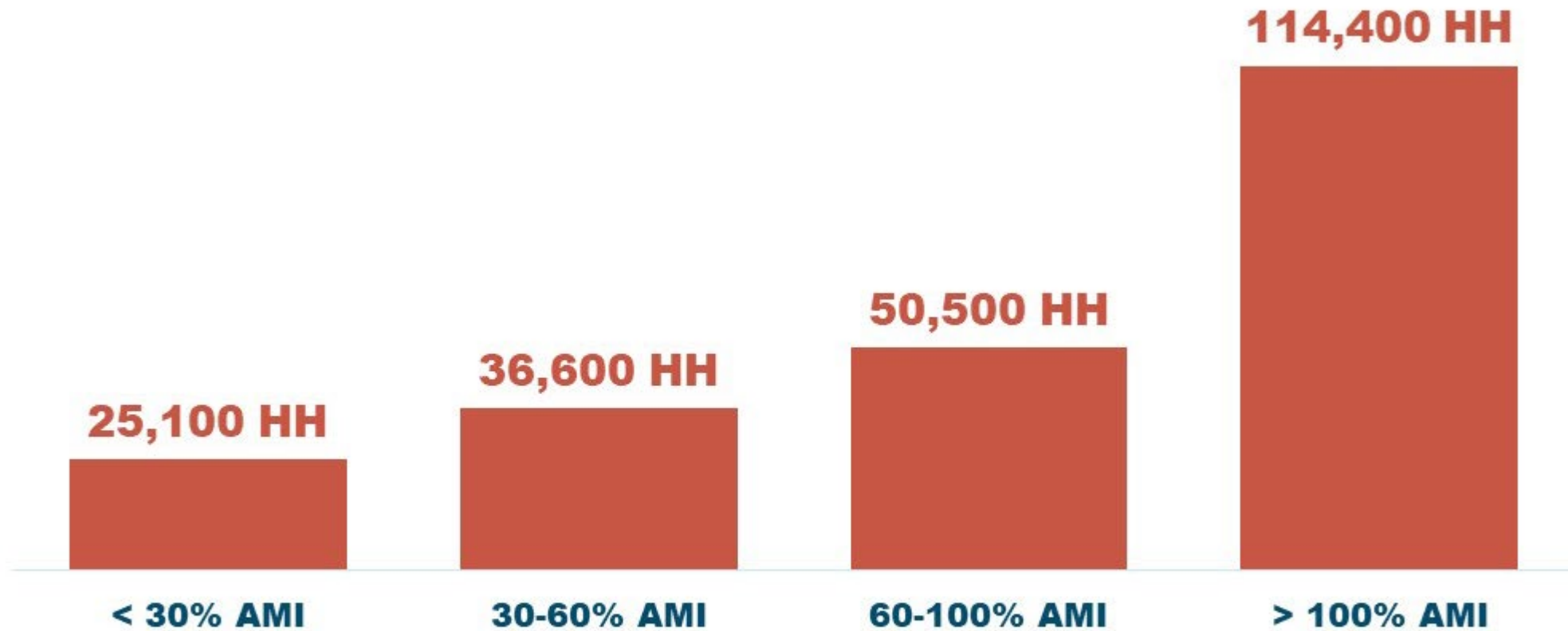
Regional Housing Strategy Overview

Income



HOUSEHOLD (HH AVERAGE MEDIAN INCOME (AMI)

MORE THAN 25K HHS EARN BELOW 30% AMI

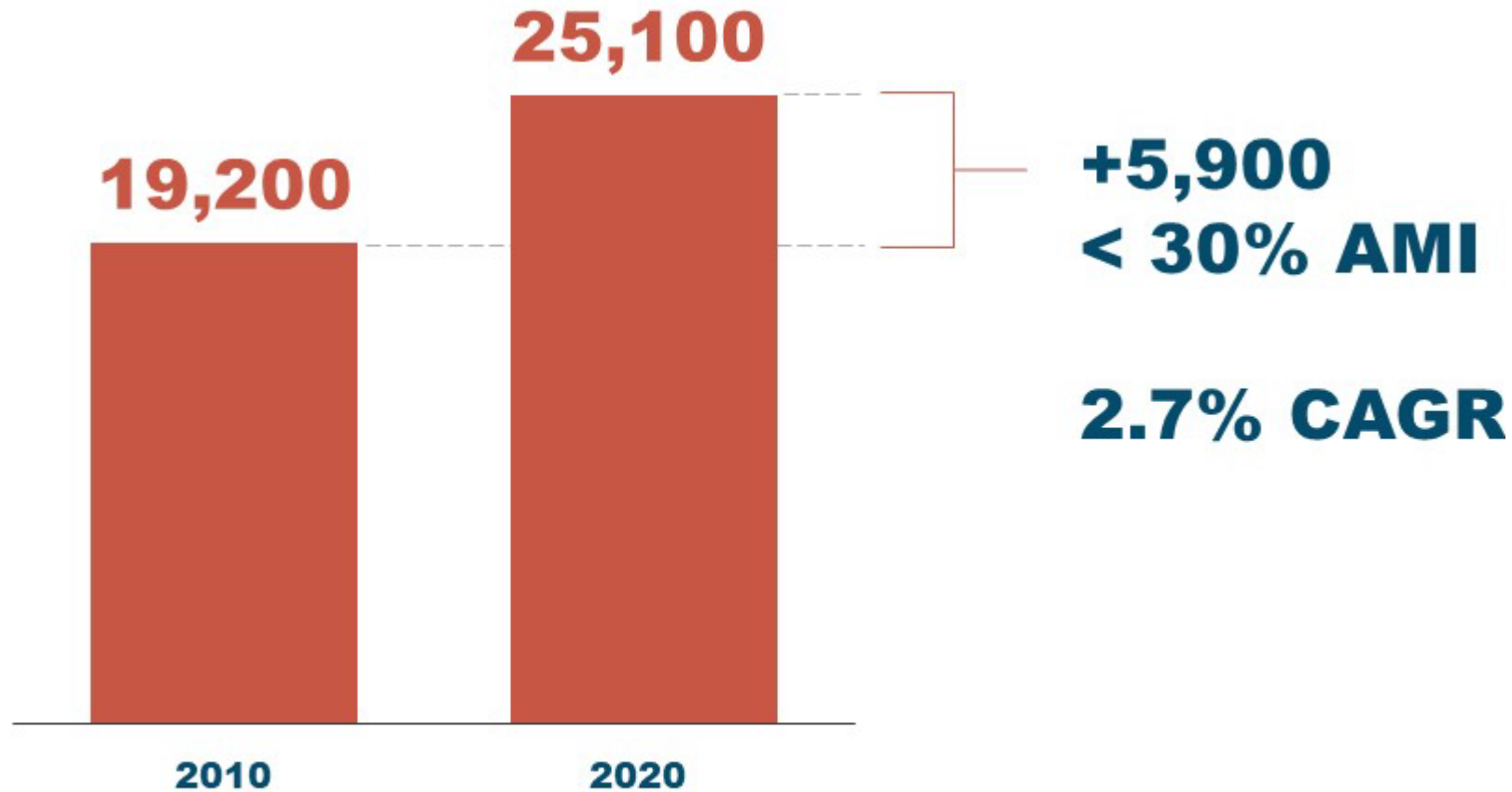


Source: PUMs ACS 5-Year Estimates (2016-2020), SB Friedman



GROWTH IN HOUSEHOLDS UNDER 30% AMI

BELOW 30% AMI HHS GREW 1.7X FASTER THAN THE COUNTY OVERALL



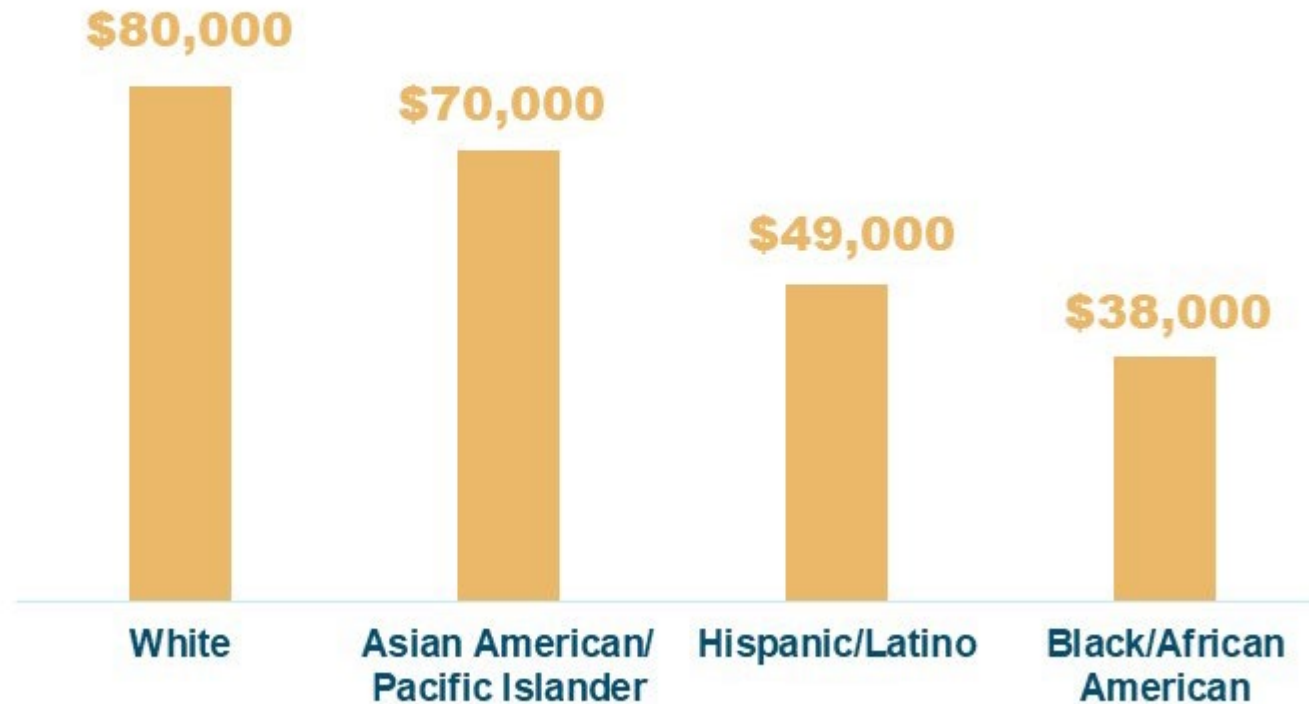
Source: PUMs ACS 5-Year Estimates (2016-2020, Dane County Housing Needs Assessment: 2019 Update, SB Friedman



HOUSEHOLD INCOME BY RACE/ETHNICITY

PEOPLE OF COLOR, ESPECIALLY BLACK PEOPLE, HAVE LOWER INCOMES THAN WHITE PEOPLE

Median Household Income in Dane County:

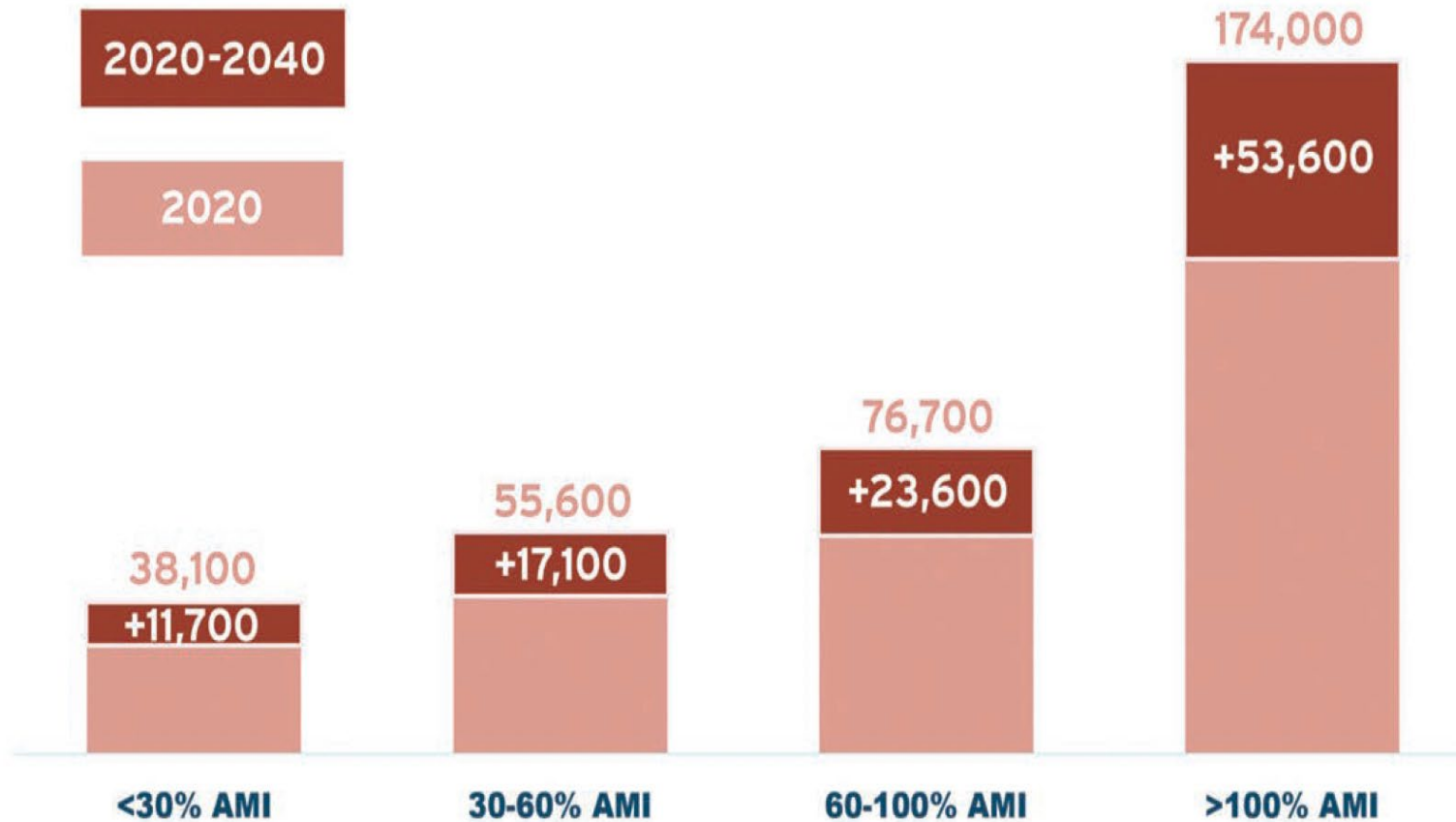


Source: PUMs ACS 5-Year (2016-2020), SB Friedman



DANE COUNTY PROJECTED HOUSEHOLD GROWTH BY INCOME, 2020-2040

Figure 44. Dane County Projected Household Growth by AMI, 2020-2040



Source: CARPC, ACS 5-Year Estimates (2016-2020), SB Friedman



Regional Housing Strategy Overview

Housing



Regional Housing Strategy Overview

HOUSING STOCK

UNITS BY TYPE IN DANE COUNTY



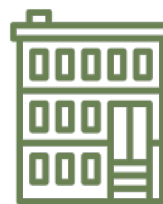
121,000

single-family
detached units



14,700

single-family
attached units
(townhome)



34,200

units in small
multifamily
buildings
(2-9 units)



54,800

units in
large multifamily
buildings
(10+ units)



1,800

other units
(mobile home/RV)

Source: ACS 5-Year (2016-2020), SB Friedman

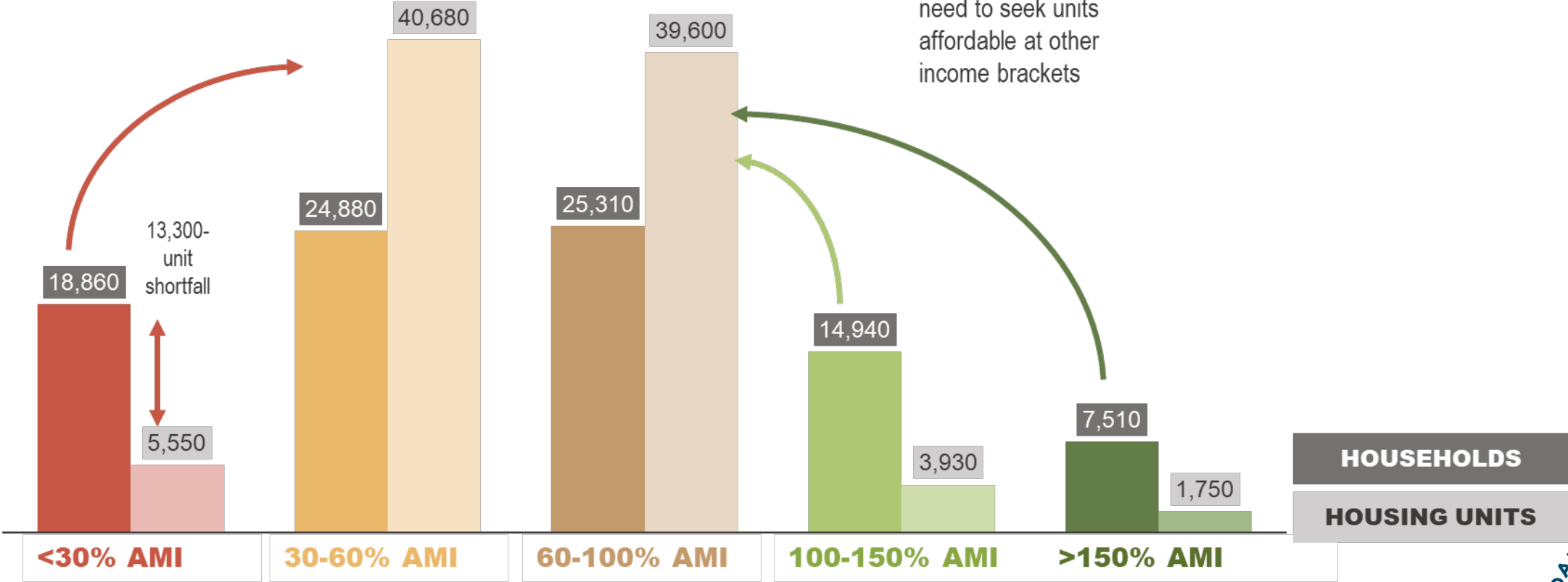


HOUSING AFFORDABILITY

RENTER HOUSING SUPPLY GAP

THE 'BIG SQUEEZE'

Lower- and higher-income households need to seek units affordable at other income brackets



Source: HUD, ACS 5-Year Estimates (2016-2020), SB Friedman

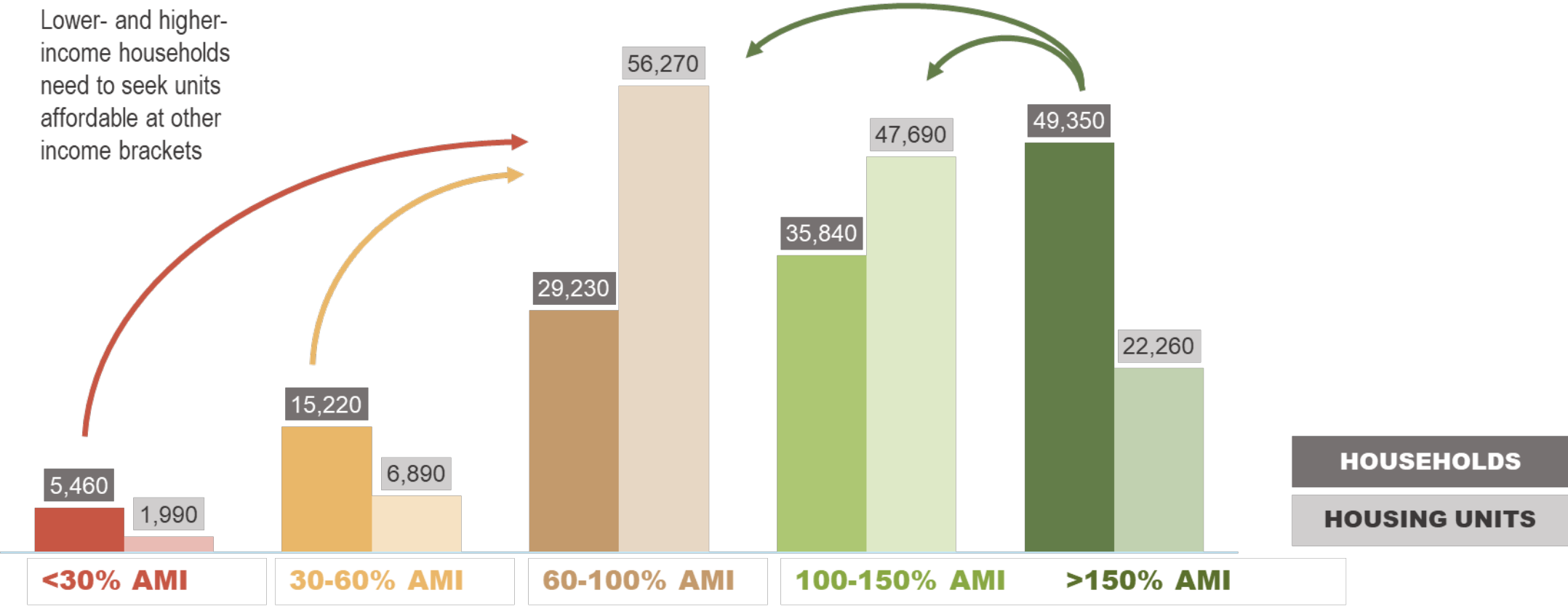


HOUSING AFFORDABILITY

OWNER HOUSING SUPPLY GAP

THE 'BIG SQUEEZE'

Lower- and higher-income households need to seek units affordable at other income brackets



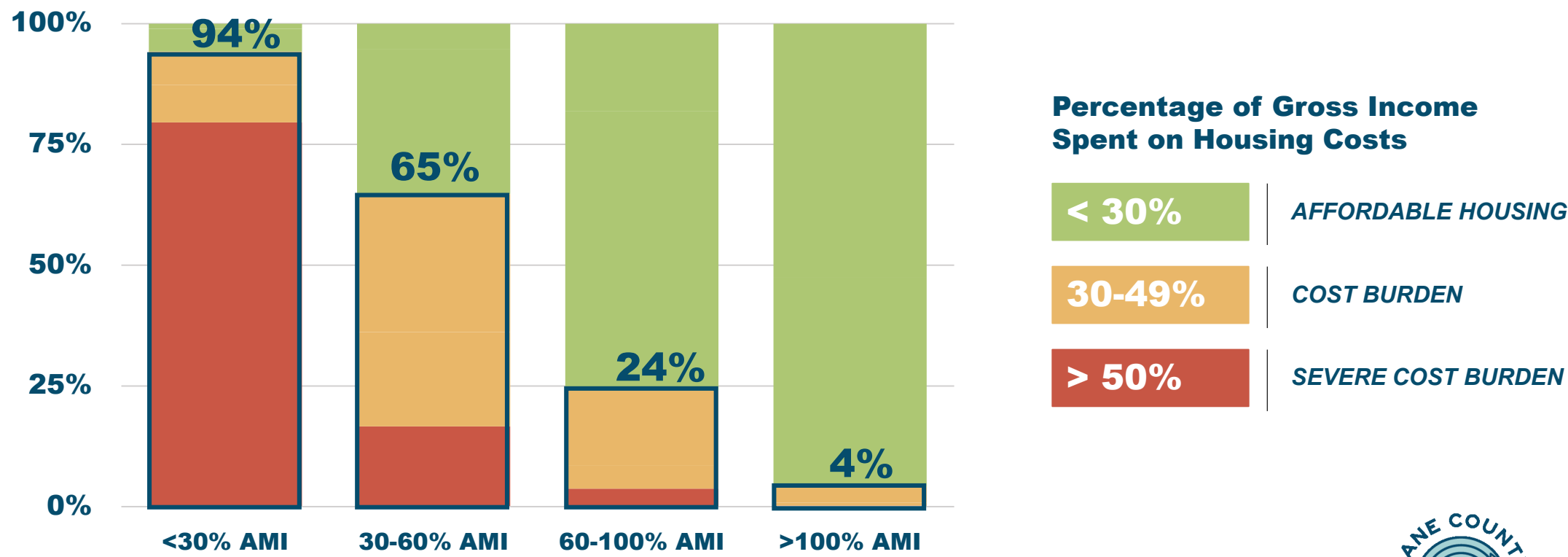
Source: HUD, ACS 5-Year Estimates (2016-2020), SB Friedman



HOUSING AFFORDABILITY

COST BURDEN IN DANE COUNTY

SHARE OF COST-BURDENED HOUSEHOLDS BY AMI IN DANE COUNTY

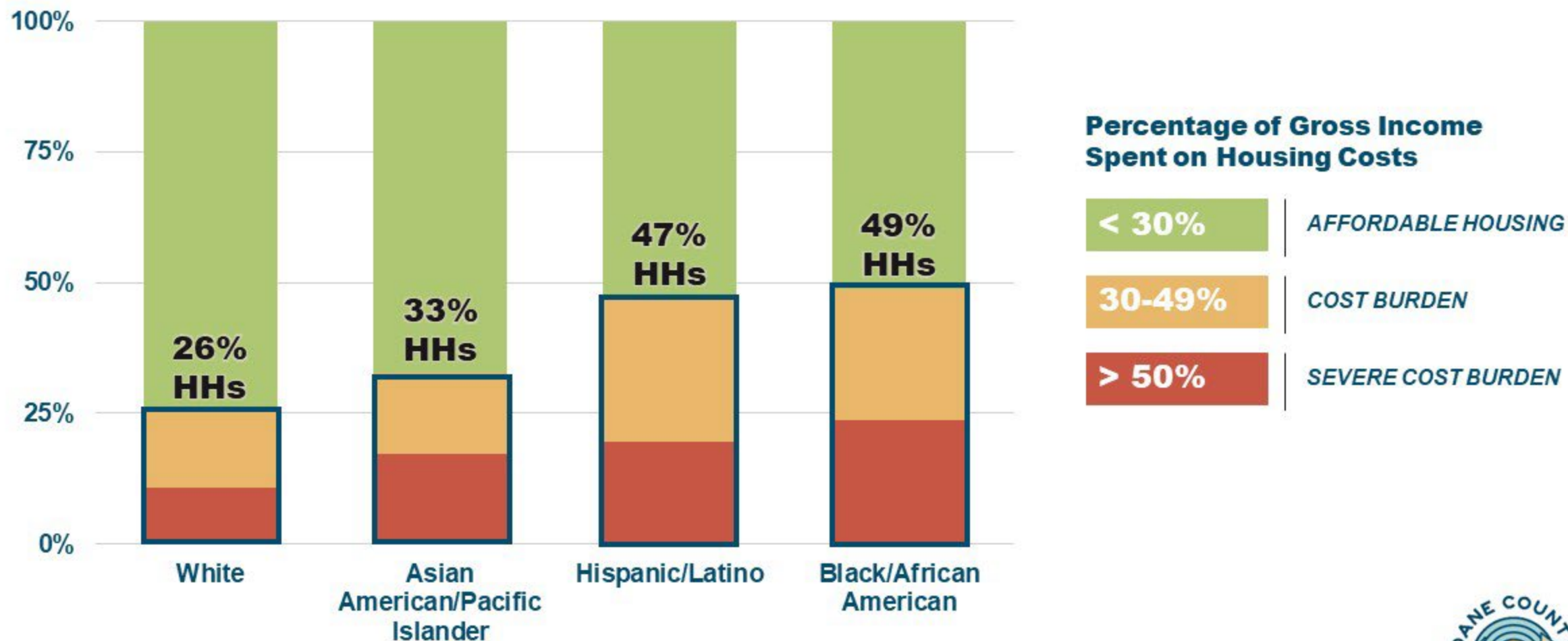


Source: HUD, ACS 5-Year Estimates (2016-2020), SB Friedman



COST BURDEN BY RACE/ETHNICITY

PEOPLE OF COLOR ARE MORE LIKELY TO EXPERIENCE COST BURDEN

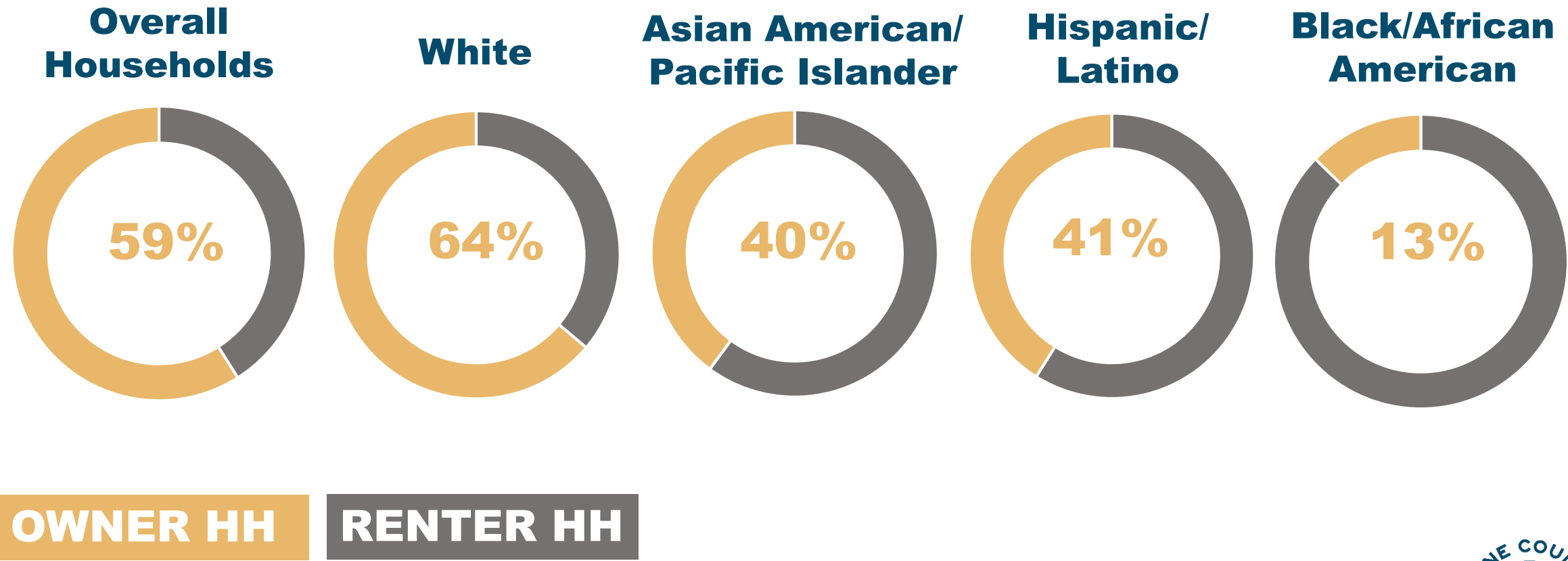


Source: PUMs ACS 5-Year (2016-2020), SB Friedman



RACIAL DISPARITIES IN HOUSING TODAY

HOMEOWNERSHIP RATE BY RACE IN DANE COUNTY



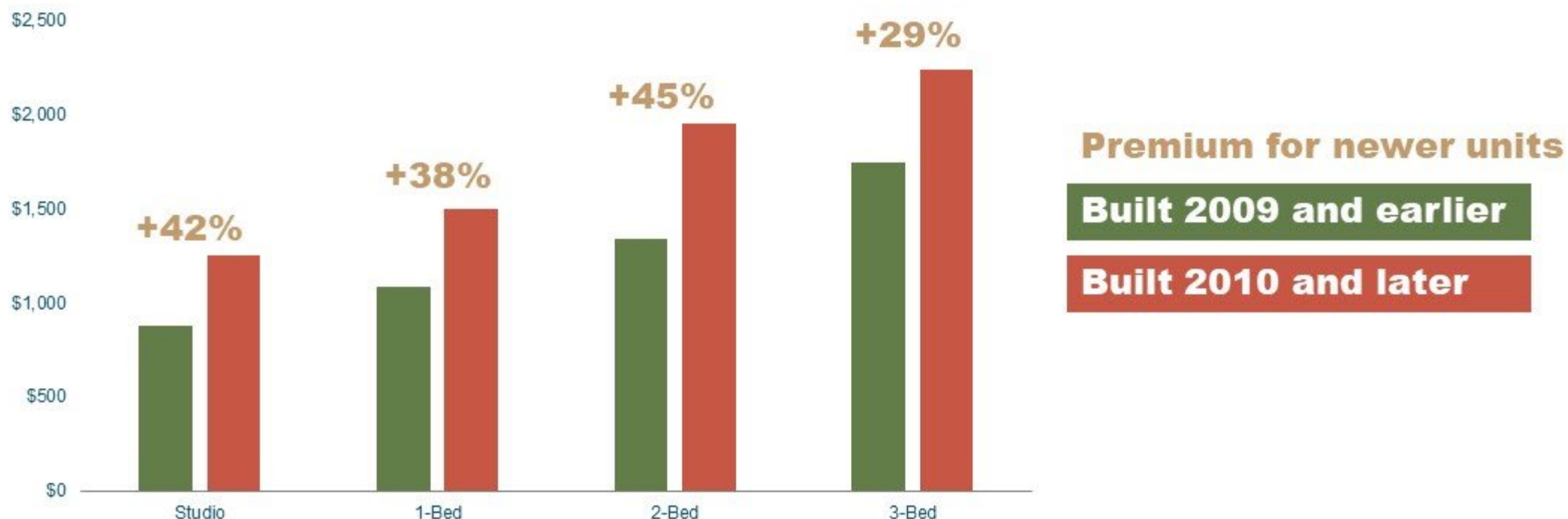
Source: PUMs ACS 5-Year (2016-2020), SB Friedman



RENTS FOR MARKET-RATE UNITS

THE PREMIUM FOR NEW UNITS IS ON AVERAGE 30-45% ABOVE OLDER UNITS

Weighted average rents in Dane County by building age:



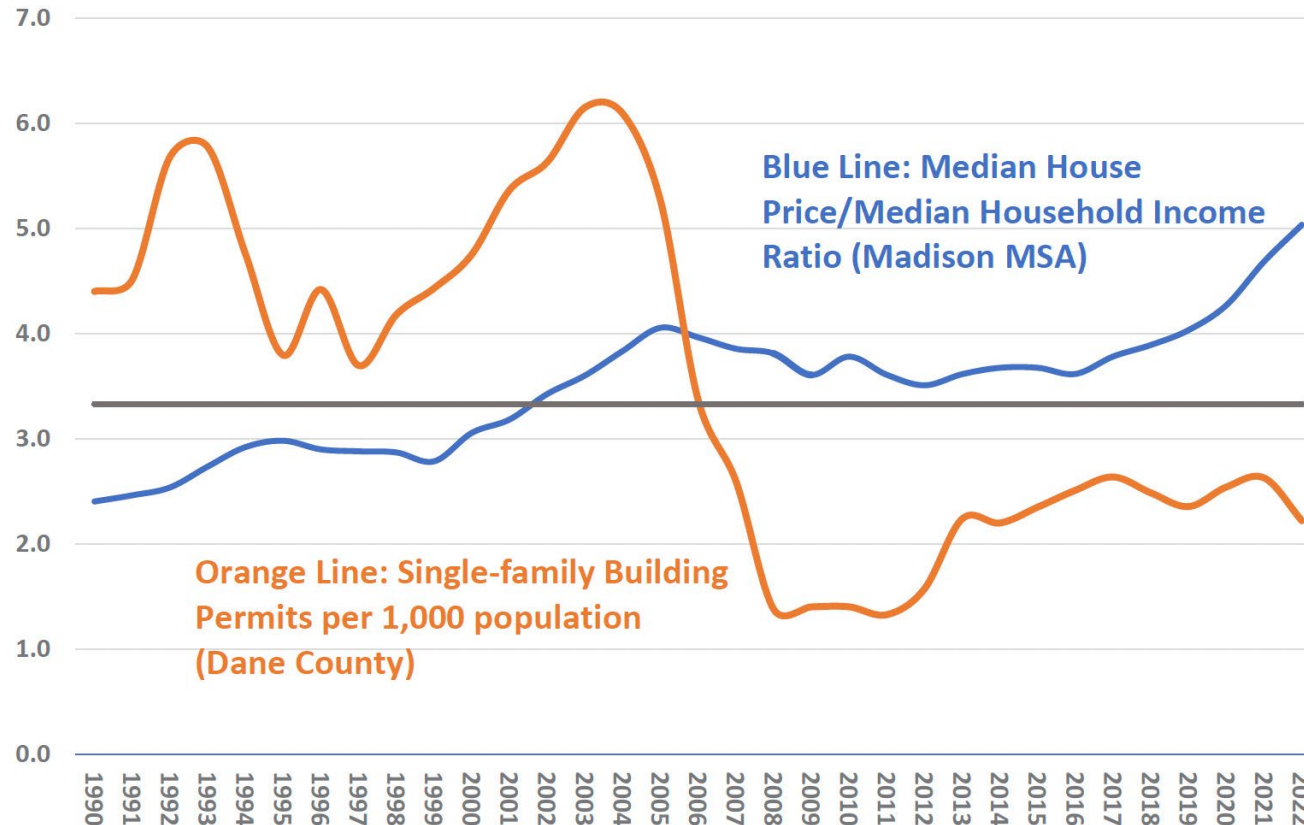
Includes market-rate units in multifamily rental properties with available rent data

Source: Costar, SB Friedman



HOUSING SUPPLY & AFFORDABILITY 1990-2022

WHEN SUPPLY DECREASES, HOUSING BECOMES LESS AFFORDABLE



» **The median home price in Dane County increased from \$226K to \$369K 2010-2022.**

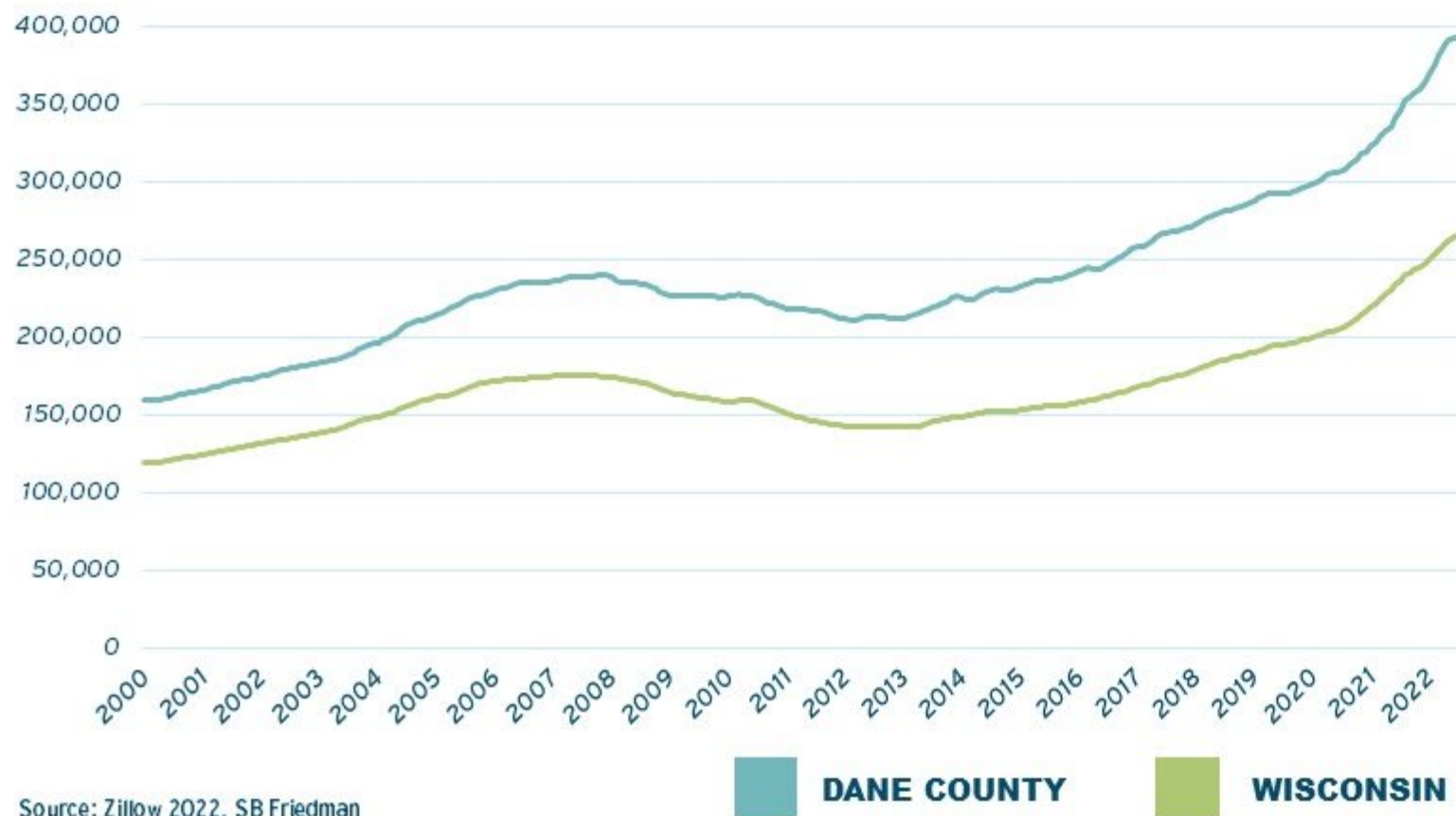
Sources: Media price/income ratio (Joint Center for Housing Studies, Harvard University); Building permit data (US Census); Population (Wisconsin Department of Administration)



HOME SALES PRICE GROWTH

MEDIAN HOME PRICE IN DANE COUNTY INCREASED BY \$95,000 FROM JANUARY 2020 TO JULY 2022

DANE COUNTY MEDIAN HOME PRICES COMPARED TO WISCONSIN (2000-2022)



Source: Zillow 2022. SB Friedman

Increase in Median Home Price: 2012-2022

+\$181,000

DANE COUNTY

+\$123,000

WISCONSIN

Increase in Median Home Price: 2020-2022

+\$95,000

DANE COUNTY

+\$65,000

WISCONSIN



PRICE PREMIUM FOR NEWER FOR-SALE HOMES

NEWER FOR-SALE HOMES TEND TO BE SUBSTANTIALLY MORE EXPENSIVE (27% MORE) THAN OLDER HOMES

The median sales price by home age:

\$355,000

**homes built
2009 and earlier**

\$450,000

**homes built 2010
and later**

* Includes homes that sold from November 2021 to November 2022
Source: Redfin, SB Friedman



Regional Housing Strategy Overview

Housing Production & Targets



Regional Housing Strategy Overview

HOUSING STOCK

UNITS BY TYPE IN DANE COUNTY



121,000

single-family
detached units



14,700

single-family
attached units
(townhome)



34,200

units in small
multifamily
buildings
(2-9 units)



54,800

units in
large multifamily
buildings
(10+ units)



1,800

other units
(mobile home/RV)

Source: ACS 5-Year (2016-2020), SB Friedman



Regional Housing Strategy Overview

Dane County Housing Production Goals 2020-2040

139,000 *New housing units*

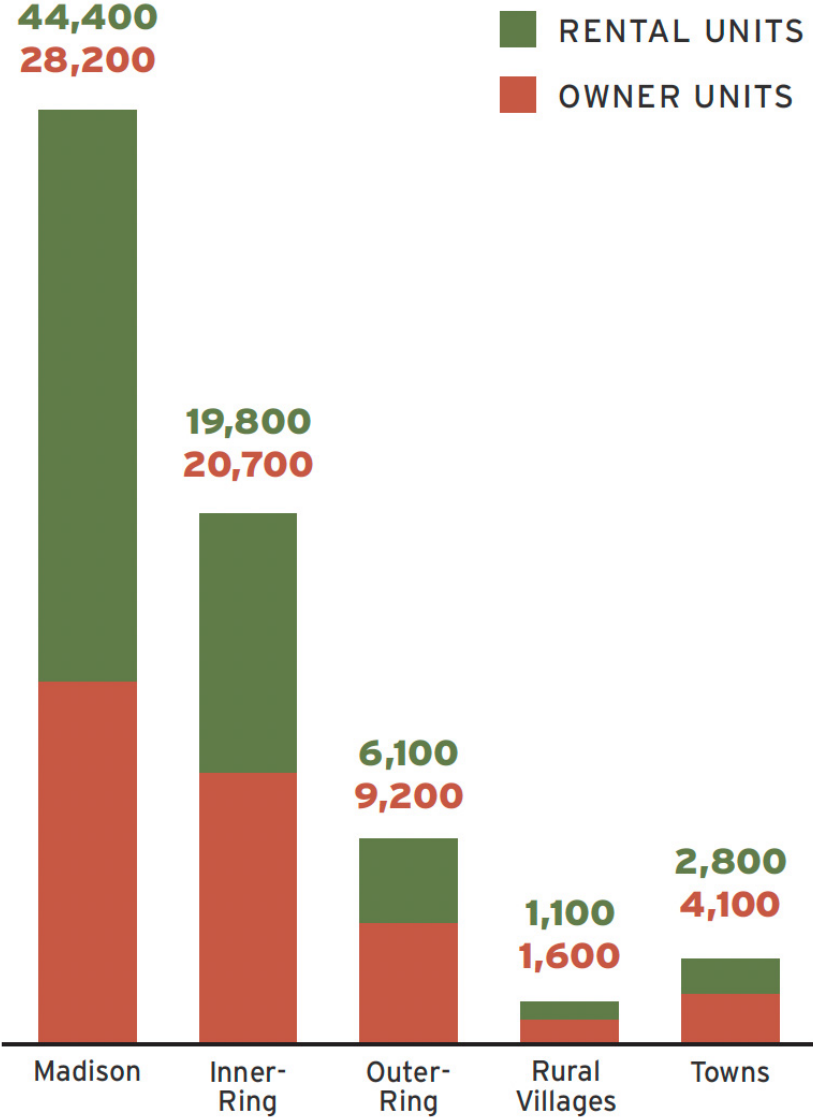
64,700 *New owner units*

74,200 *New renter units*



NEW UNIT PRODUCTION GOAL 2020-2040

BY SUBAREA and HOUSING TYPE

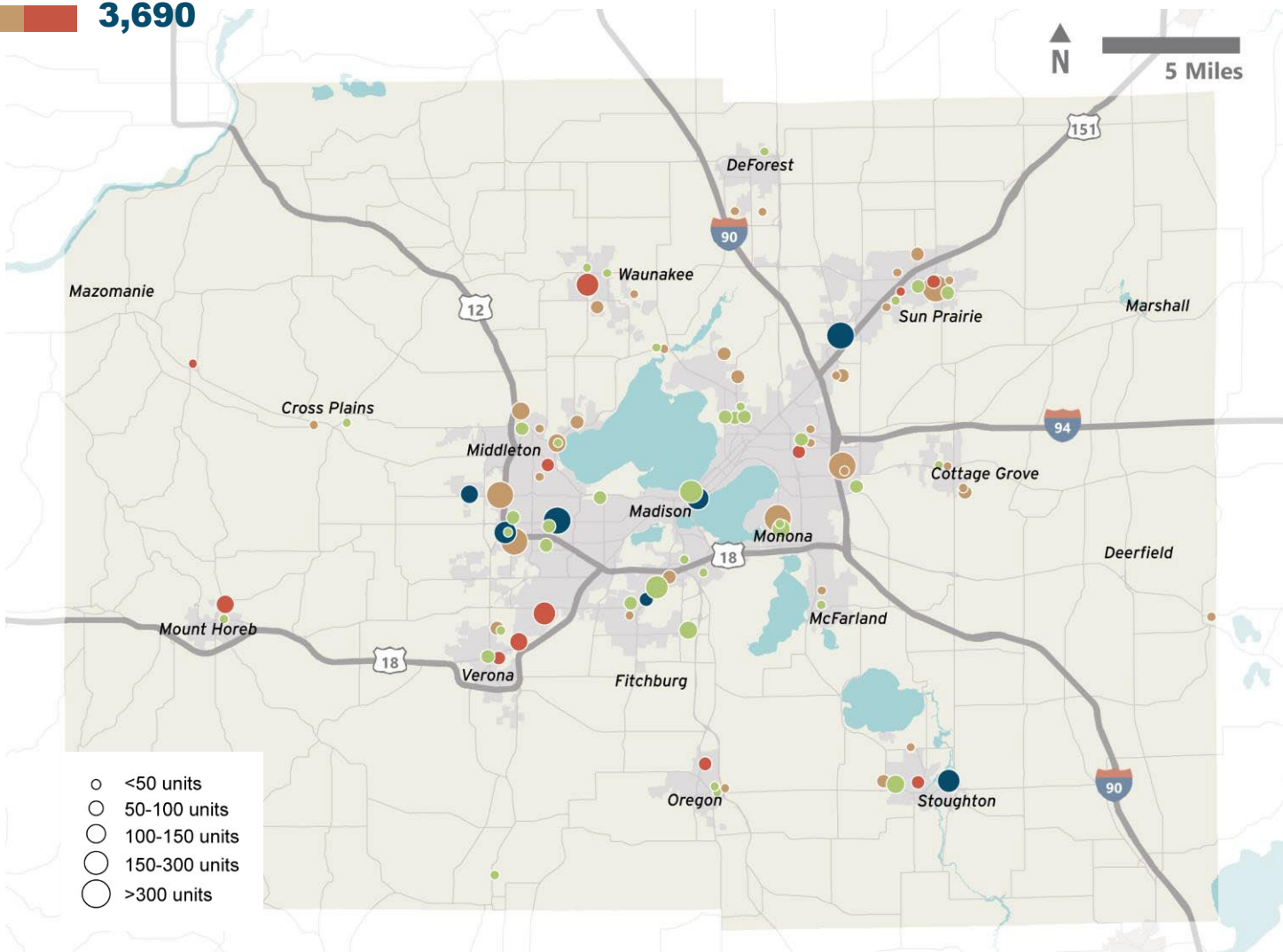
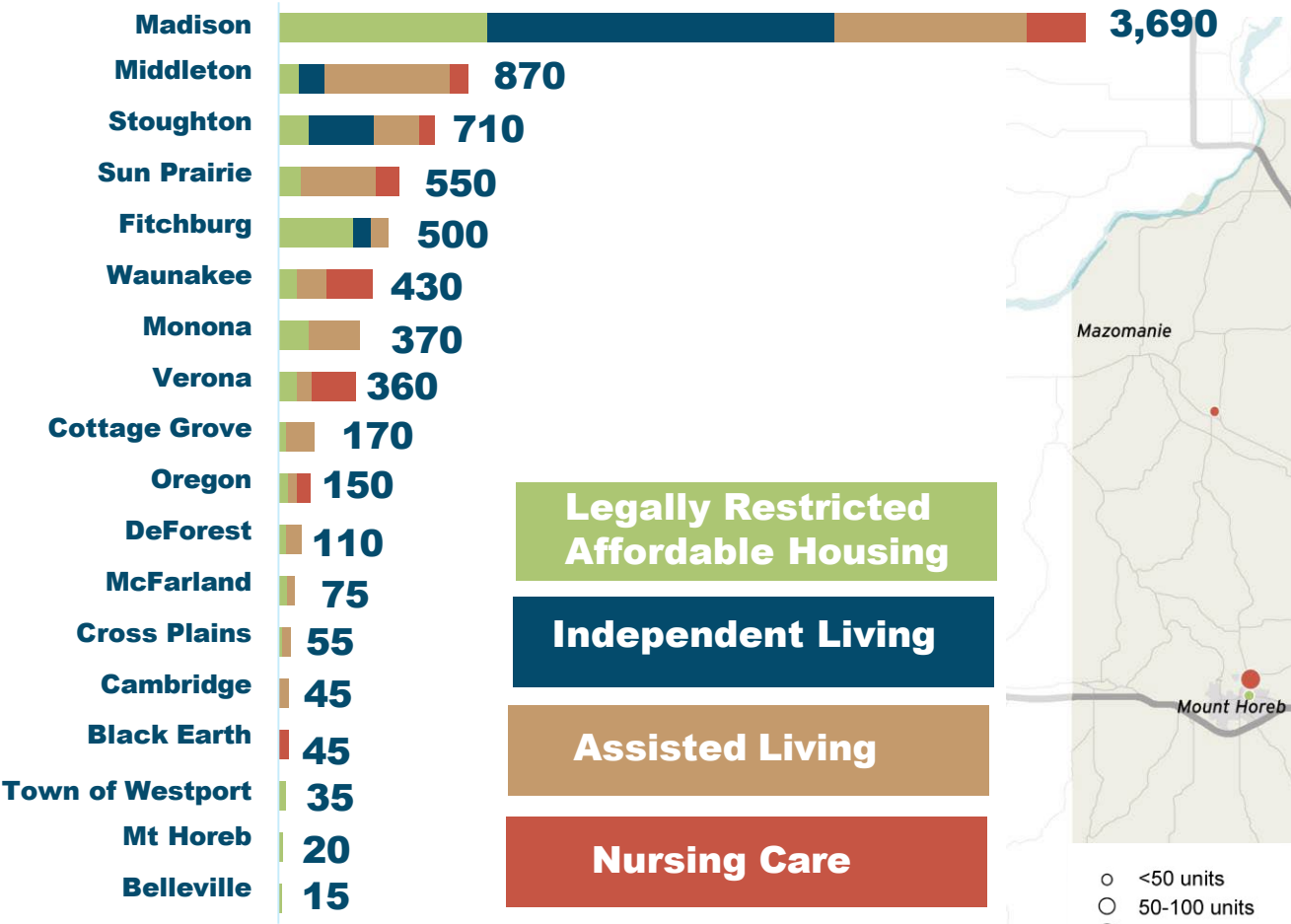


Source: CARPC,

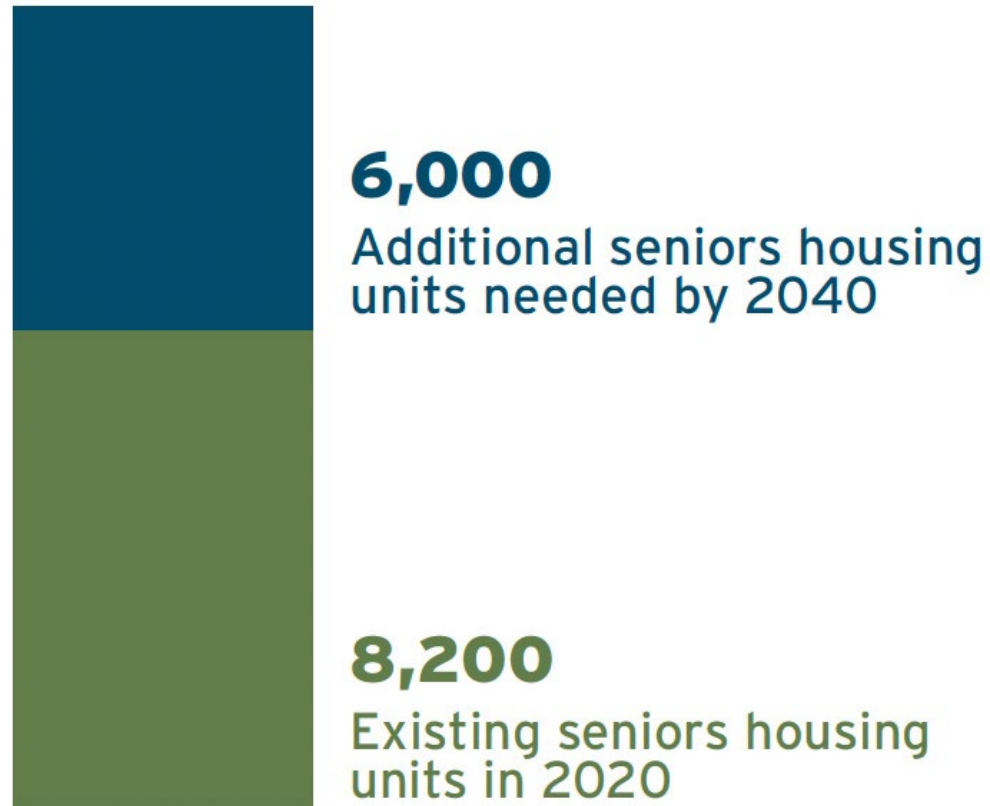


SENIOR HOUSING INVENTORY BY MUNICIPALITY

ONE QUARTER OF THE 8,200 TOTAL SENIOR UNITS IN DANE COUNTY ARE AFFORDABLE



SENIOR HOUSING INVENTORY AND PRODUCTION GOAL 2020-2040



Source: NICMAP (2022), CARPC Regional Development Framework (2022), Woods and Poole (2022), Dane County, WHEDA, HUD, CoStar



ANNUAL HOUSING PRODUCTION GOAL 2020-2040

Annual Housing Production Goals to Address Forecasted 2040 Household Growth

7,000

New housing units

3,300

New owner units

3,700

New renter units

1,765

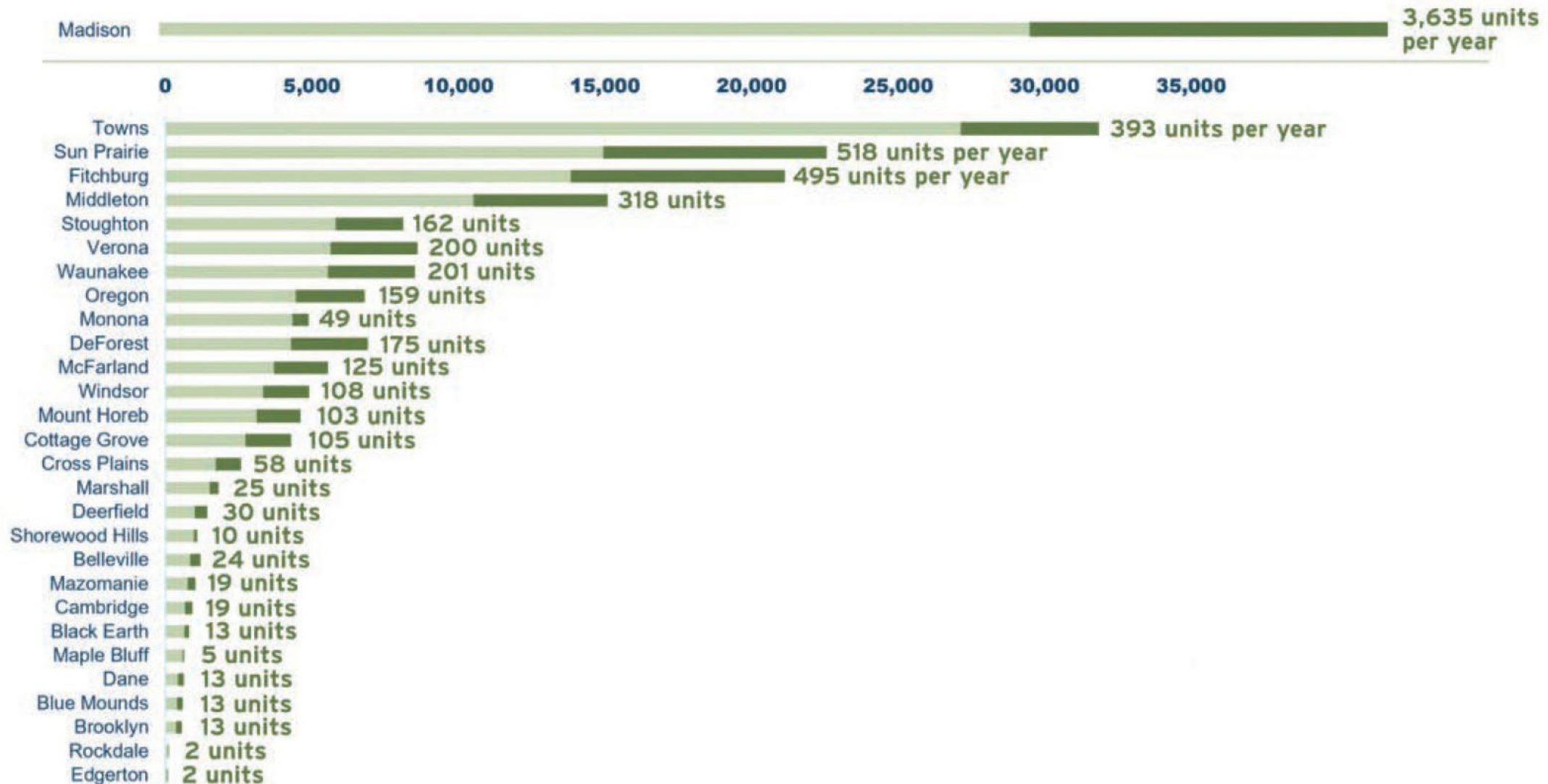
*New affordable
renter units*

300

*New affordable
senior units*



ANNUAL HOUSING PRODUCTION GOAL 2020-2040



Regional Housing Strategy Overview

Public Engagement



COMMUNITY ENGAGEMENT

REGIONAL HOUSING SURVEY- 6,000+ respondents

SHOULD ALL COUNTY RESIDENTS HAVE ACCESS TO HOUSING?

96% of respondents believe all Dane County residents should have access to housing, most do not believe that housing is currently accessible to everyone.

WHO IS RESPONSIBLE FOR ADDRESSING THE HOUSING CRISIS?

82% of respondents indicated local jurisdictions should address housing issues

63% also indicated the private sector should work to address housing issues.



COMMUNITY ENGAGEMENT

FOCUS GROUP TAKE-AWAYS

- » People eligible for housing assistance often do not have access to key information about those programs.
- » While housing costs are lower outside of Madison, transit is unavailable or more challenging to access and there is less access to services.
- » Discriminatory practices continue to impact people of color who are navigating the housing market.



Regional Housing Strategy Overview

STAKEHOLDER INTERVIEWS

- » The affordable housing development fund is a “game changer” in attracting developers, but could support a more diverse array of projects.
- » Rural jurisdictions tend to get proposals for developments under 50 units and cannot access government affordable housing funds.
- » Non-profit housing developers and builders could be intentionally prioritized to receive affordable housing funding.
- » A construction labor shortage is preventing the adequate supply increase, thus increasing the price of new homes.



Regional Housing Strategy Overview

STRATEGIC ACTION PLAN



Regional Housing Strategy Overview

RHS CORE VALUES 1-6

ACCOUNTABILITY

All entities – public, private, and non-profit alike – accept and share responsibility for providing attainable housing

AFFORDABILITY

All people have housing they can afford

ECONOMIC GROWTH

Housing production keeps pace with employer growth and meets employee needs

EMPOWERMENT

Residents, practitioners, and elected officials have a shared understanding of housing needs and are equipped to leverage housing resources and programs

EQUITY

Historically excluded populations and lower-income households have access to quality housing

SUSTAINABLE DEVELOPMENT

Housing is located near existing services, infrastructure, transit, amenities and jobs, reducing environmental impacts and improving quality of life for all residents



Regional Housing Strategy Overview

VISION STATEMENT

The RHS envisions an equitable and environmentally sustainable future where all residents have access to quality and affordable housing in connected neighborhoods.



5 TOP HOUSING PRIORITIES

- 1. Increase the number of housing units attainable to low- and moderate- income households**
- 2. Increase the overall number of housing units**
- 3. Provide housing, resources and protections for the most vulnerable populations**
- 4. Rehabilitate and preserve affordability of existing housing**
- 5. Provide more pathways to homeownership**



Regional Housing Strategy Overview

Implementation Matrix



RHS STRATEGIC ACTION PLAN

HOUSING PRIORITY, STRATEGY, ACTION ITEM, IMPLEMENTATION PARTNERS AND METRICS

Priority 1: Increase the number housing units attainable to low-and moderate- income households.

STRATEGY 1: EXPAND OR CREATE AFFORDABLE HOUSING FUNDS.

HOUSING PRIORITY: INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
1.1 Increase private sector, municipal, County and State funding for affordable housing, including grants, beyond what currently exists.	Private Sector, County, State, Municipalities, WHEDA	
1.2 Build 250 affordable single-family for-sale homes through acquisition and rehabilitation or new development annually.	Public & Private Sector, State, Non-profit	
1.3 Partner with the private sector on a fundraising initiative (such as a per employee donation) and identify use of funds to support affordable and workforce housing.	Private Sector, County	Chambers, Municipalities, Workforce Development Board
1.4 Collaborate with Madison Workforce Housing Fund to scale efforts.	Madison Development Corporation, United Way, Employers, County	



RHS STRATEGIC ACTION PLAN

HOUSING PRIORITY, STRATEGY, ACTION ITEM, IMPLEMENTATION PARTNERS AND METRICS

Priority 2: Increase the overall number of housing units.

STRATEGY 4: ADVANCE ZONING REFORMS AND UPDATE LOCAL ZONING CODES.

ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
4.1 Identify housing as a priority in comprehensive planning processes.	Municipalities, County	
4.2 Plan for, support and incentivize growth, including a mix of housing types, in mixed-use, walkable and transit-supportive areas and corridors.	Capital Area Regional Planning Commission (CARPC), Greater Madison Metropolitan Planning Organization, County	Cities and Villages
4.3 Identify funding sources for local zoning amendments to better facilitate the creation of a variety and number of new housing units.	Cities and Villages, County, WHEDA, State of WI	
4.4 Draft model ordinances that incorporate best practices and options for a variety of zoning updates.	County	
4.5 Increase education efforts to build the case for zoning reforms for both elected officials and residents, including new state incentives related to zoning and regulatory reforms.	Cities and Villages	County, Cities and Villages Association, Madison Area Builders Association, Developers/Builders, Realtors



RHS STRATEGIC ACTION PLAN – RURAL

HOUSING PRIORITY, STRATEGY, ACTION ITEM, IMPLEMENTATION PARTNERS AND METRICS

Priority 2: Increase the overall number of housing units.

STRATEGY 7: ASSESS POTENTIAL FOR HOUSING IN RURAL DEVELOPMENT AREAS.

ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
7.1 Increase funding for infrastructure improvements to increase accessibility to services and amenities for rural residents.	County	Towns
7.2 Tailor education strategy to geographic and socioeconomic characteristics of individual towns.	County	Towns
7.3 Identify and inventory housing types (twin homes, ADUs, condos, etc.) and strategies to support rehabilitation of existing units and new construction in rural development areas.	County	Towns, Market-rate and Affordable Developers
7.4 Explore incentives for rural housing production from the USDA Rural Development Department, Associated Bank, etc. and publish sources on County website.	County	Towns



RHS STRATEGIC ACTION PLAN

HOUSING PRIORITY, STRATEGY, ACTION ITEM, IMPLEMENTATION PARTNERS AND METRICS

Priority 3: Provide housing, resources, and protections for the most vulnerable populations.

STRATEGY 8: EXPAND RACIAL EQUITY AND INCLUSION TRAINING, EDUCATION AND COMMUNICATIONS COUNTYWIDE.

ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
8.1 Develop or identify educational resources, and identify intended forums and community audiences, working with local experts on racial equity issues.	County, City of Madison, County Office of Equity and Inclusion	
8.2 Conduct programs and training on racial equity and inclusion around housing to reduce racial disparities in housing and homeownership	County, City of Madison	Municipalities, Non-profits
METRICS		
<ul style="list-style-type: none">• Number and type of new racial equity and inclusion training programs• Number of residents who received outreach, including clerks, mailings, and pre-post outreach surveys• Number of people of color employed in real estate and banking industry		



RHS STRATEGIC ACTION PLAN

HOUSING PRIORITY, STRATEGY, ACTION ITEM, IMPLEMENTATION PARTNERS AND METRICS

Priority 4: Rehabilitate & preserve existing housing.

STRATEGY 12: SUPPORT ACQUISITION AND REHABILITATION OF AFFORDABLE UNITS

ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
12.1 Increase funding to non-profit housing groups to acquire/ rehabilitate and maintain properties (e.g. MACLT, Common Wealth) to create permanent affordable housing.	County, Municipalities, Private Sector	
12.2 Increase funding to non-profit entities for acquisition/ rehabilitation with energy efficiency modifications.	Municipalities, County	
12.3 Develop a fact sheet explainer on the importance of affordable housing preservation and investment.	County	
12.4 Inventory and map older housing stock (NOAH) in 1) low- and moderate-income census tracts, 2) rural census tracts, and 3) countywide, to protect and preserve older units.	County	
12.5 Develop list of expiring tax credit properties and identify strategies, and best practices (e.g., lease to purchase programs) to retain affordability.	WHEDA, County, City of Madison	



RHS STRATEGIC ACTION PLAN

HOUSING PRIORITY, STRATEGY, ACTION ITEM, IMPLEMENTATION PARTNERS AND METRICS

Priority 5: Provide more pathways to homeownership.

STRATEGY 15: EXPAND/CREATE HOMEBUYER EDUCATION AND ASSISTANCE PROGRAMS.

ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
15.1 Increase funding, education and support for: a) First-time homebuyer education; b) Credit score coaching; c) Financial literacy classes, and post-purchase support; d) Home repair/rehab grants for homebuyers that are purchasing older homes; and e) Programs that support historically marginalized groups, including Urban Triage, Own It - Building Black Wealth.	County, Municipalities, Private Sector, WHEDA	
15.2 Build 250 affordable single-family for-sale homes through acquisition and rehabilitation or new development annually.		
15.3 Develop list of expiring tax credit properties and identify strategies and best practices to retain affordability.	County, WHEDA, Banks, CDFIs	
15.4 Expand collaboration between developers and financial institutions offering second mortgage programs.	Developers, Banks, County	



Regional Housing Strategy Overview

NEXT STEPS & ACTION ITEMS



NEXT STEPS

HOUSING PRIORITIES AND STRATEGIES

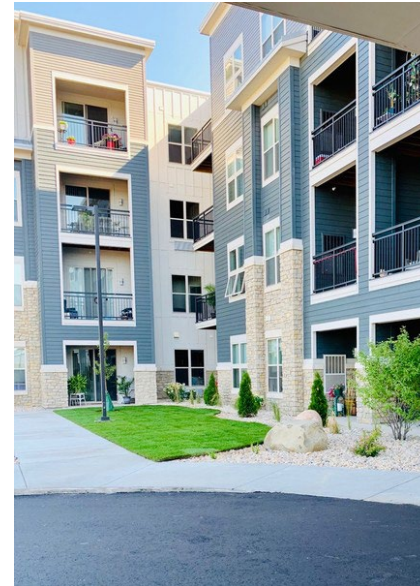
1. Increase the number of housing units attainable to low- and moderate- income households

1. Expand or create affordable housing funds
2. Increase the use of TIF funding to create affordable housing

Actions: 1) Create or expand your affordable housing fund through TID extension 2) Update your TIF policies to include affordable/workforce housing benefit, and other housing goals (i.e. sustainability, transit, etc...) 3) Increase SF AH production to 250 units a year

Benefits: MF affordable housing provides units at a variety of income levels, including market rate, and housing for seniors, supports aging in place. Affordable SF housing expands opportunities for 1st time homebuyers.

**RHS Annual
affordable housing
production goal:**
1,765 – need
additional 900+
units a year



RHS STRATEGIC ACTION PLAN

HOUSING PRIORITY, STRATEGY, ACTION ITEM, IMPLEMENTATION PARTNERS AND METRICS

Municipal Use of TIF Extension Funds in Dane County

- **New affordable housing development**
 - **Multifamily and single family**
- **Preservation and rehab of older housing stock**
- **Energy efficiency upgrades**
- **Tenant support services and resources**
- **Anti-retaliation ordinance administration**
- **Full-time Housing and Equitable Development Planner position**



NEXT STEPS

HOUSING PRIORITIES AND STRATEGIES

2,000 additional units needed a year. See pages 81 and 164 in RHS for annual municipal housing unit targets

2. Increase the overall number of housing units

1. Advance zoning reforms and update local zoning codes

Actions – 1) Identify housing as a priority in comprehensive planning processes
2) Plan for, support and incentivize growth, including a mix of housing types, in mixed-use walkable and transit-supportive areas and corridors

Benefits – Helps to increase housing inventory, diversify housing stock, support residents at a range of income levels, reduce pressure on housing prices, increase sustainability (reduce car dependency)



NEXT STEPS

HOUSING PRIORITIES AND STRATEGIES

Addressing racial disparities in housing and homeownership was a top priority for the RHS Housing Advisory Committee

3. Provide housing, resources and protections for the most vulnerable populations

1. Develop or Expand Renter Assistance Programs

Actions: 1) Establish rent abatement ordinance 2) Establish rental retaliation ordinance

Benefits: Lower-income residents and people of color are often isolated within a community - this can lead to disinvestment in those areas, and properties can become neglected. Supporting tenants with local ordinances sends a message to property managers/owners that you won't tolerate poor management and neglect, and provides tenants with legal recourse. Residents/tenants feel supported, recognized. Signals to residents that you recognize their challenges, feel seen/heard.



NEXT STEPS

HOUSING PRIORITIES AND STRATEGIES



4. Rehabilitate and preserve affordability of existing housing

1. Support Acquisition and Rehabilitation of Affordable Units
2. Increase Assistance for Energy Efficiency

Benefits: Acquiring and maintaining existing housing stock is an critical part of our housing inventory, and a source of affordable/workforce housing. Building new units is much more expensive than rehabilitating older housing stock. Providing energy efficiency assistance for older single family/multifamily units helps to reduce environmental impact, reduces monthly energy costs, and helps to update older units.



NEXT STEPS

HOUSING PRIORITIES AND STRATEGIES

Build 250
affordable single
family units a year
(countywide)

5. Provide more pathways to homeownership

1. Increase affordable homeownership production

- Action Item:** 1) Increase funding to Habitat, Madison Community Land Trust, WI Partnership for Housing, etc. to create new affordable housing
2) Create financial incentives for developers to build units in partnership with non-profits
3) Host first-time homebuyer training

Benefits: Homeownership creates the opportunity to build wealth, consistent monthly housing payments. LMI residents have access to homeownership, older adults can downsize in their community, age in place.



NEXT STEPS: DANE COUNTY - 2024

Dane County Planning and Development Dept.

- » **Hired new RHS Housing Planner - *Zoning Code and Housing Chapter Comp Plan updates***
- » **RFP Best Practices for Residential Zoning Code – Fall 2024**
- » **Fact sheets – Zoning 101, Missing Middle Housing, RHS, Affordable Housing, TIF Extension Fund Programs**
- » **Increase AFDF by 5 million, 2 million in land banking for Habitat for Humanity**
- » **Countywide Outreach and Education Campaign (3-5 years)**



NEXT STEPS: DANE COUNTY - 2024

Dane County Planning and Development Dept.

- **Construction Workforce Expansion Feasibility Study**
- **Comprehensive Housing Resources website**
- **Webinar series – How to Make Your Community More Friendly To People of Color**
- **RHS Annual Meeting and Progress Report**
- **Regional coordination on data analysis and projections (Dane County, CARPC, MPO, City of Madison)**



TAKE AWAYS: DANE COUNTY CITIES AND VILLAGES

RHS TAKE AWAYS

RHS – How we grow matters.

- **Six core values – Accountability, Affordability, Economic Growth, Equity, Sustainable development, Empowerment**
- **Different housing types – Affordable and workforce housing, missing middle housing, senior housing, important to be intentional**



TAKE AWAYS: DANE COUNTY CITIES AND VILLAGES

KEY RHS TAKE AWAYS

- **No one size fits all – each community and organization is different, with different approach**
- **Regional Housing Strategy - represents significant collaboration and coordination - addressing the housing crisis will take sustained partnerships and collaboration over time**
- **There is a role for everyone to play – public sector, private sector, non-profit and residents - we're in this together!**



Regional Housing Strategy Overview

Thank you! QUESTIONS?

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