

# Housing & Economic Development Work Group



The Housing and Economic Development Work Group is charged with generating planning goals and objectives for housing and economic development elements. The Work Group has held fifteen meetings since July of 2003. As a result of these meetings, the group recommended the draft housing goals below and is in the process of reviewing and discussing goals that "need work" as well as all of its objectives, which have not received "consensus approval" from the work group to date. These goals, draft goals, and potential objectives were available for public comment at the July 21, 2004 Milestone Meeting. The following lists public feedback on the goals, draft goals, and potential objectives. There are also four general comments for the Housing & Economic Development Work Group.

#	Draft Housing & Economic Development Goals and Objectives*	7-21-04 Feedback Update
	<b>I. Draft Housing Goals &amp; Objectives</b>	
1	<b>Goal 1:</b> Provide a full range of and adequate supply of housing choices throughout the county that meets the needs of persons of all income levels, age groups, household sizes, and persons with special needs.	
1.a	<b>Objective:</b> Promote development of housing for all residents of Dane County.	
1.b	<b>Objective:</b> Develop compact urban communities and neighborhoods with jobs and transit within walking distance for new development or redeveloped areas.	(1) "I like this goal - I don't think it needs work, good as it is" (2) "This is great -- very important." (3) "I support this objective." (4) " <u>Please incorporate in plan.</u> We need to be sure that development in compact urban communities and neighborhoods where the jobs are for a vast majority of people have transit nodes available within walking distance to new development and redevelopment areas (to limit sprawl) to the extent possible." (5) "I strongly support development that permits people to walk, bike, or drive short distances to meet most needs. Reward this and/or provide help with design."
1.c	<b>Objective:</b> Provide homeownership education, training, and counseling to homebuyers to increase their capacity to become successful homeowners, and to increase their ability to retain their homes.	
1.d	<b>Objective:</b> Government should work with for-profits and non-profits to increase the supply of affordable housing.	(1) "I support this objective though would prefer stronger language - a standard or requirement." (2) "This should be a no-brainer."
1.e	<b>Objective:</b> Encourage leveraging of public and private housing funds to maximize private sector use of those funds.	

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1.f	<b>Objective:</b> Provide for a full range of housing types and price opportunities in urban and rural areas to accommodate household sizes and income levels.	
1.g	<b>Objective:</b> Provide healthy, affordable housing for low-income residents and families throughout Dane County and explore ways to keep housing affordable over the long term.	<b>"Please incorporate in plan as it's worded. The need to explore ways to keep housing affordable (&amp; physically accessible) over the long term is especially critical as we acknowledge an increasing elder population who can be physically and economically challenged -- beyond a certain percentage of our population projection who are born with or into these challenges and the increased number of Hmong entering our county."</b>
1.h	<b>Objective:</b> Develop processes to measure the success of housing policies and to monitor progress in order to help coordinate public funds for affordable housing with responsible agencies.	<b>(1)"Please incorporate into plan - wording as follows: Develop processes and implementation tools to measure the success of housing policies and to monitor progress in order to help coordinate public funds for affordable housing with responsible agencies using periodic needs assessment (methods) with detail on housing needs." (2)"This should be a no-brainer."</b>
1.i	<b>Objective:</b> Promote accessible owner and rental housing for people with disabilities.	
1.j	<b>Objective:</b> Provide an adequate supply of single room occupancy (SRO) housing for single people making less than 30% othe median family income.	
1.k	<b>Objective:</b> Increase the supply and support the improvement of currently available special needs housing.	
2	<b>Goal 2:</b> Promote the availability of land for the development or redevelopment of low-income and moderate-income housing.	<b>"Are you just going to promote it? What about <u>achieving</u> it? What about supporting and expanding current efforts? What about aggressive grant seeking? Promotion is Far too weak for this important objective. Other committee's goals are written as '<u>ensure</u>' or '<u>provide</u>' That stronger language should also be here."</b>
2.a	<b>Objective:</b> Support efforts to provide housing for low- and moderate-income residents in areas experiencing growth or areas where employment opportunities exist.	<b>"Please incorporate in plan as worded."</b>
2.b	<b>Objective:</b> Locate higher-density residential development within walking distance of existing and potential mass transit routes.	<b>(1) "Please incorporate in plan as worded." (2) "I strongly support development that permits people to walk, bike, or drive short distances to meet most needs. Reward this and/or provide help with design."</b>

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<b>2.c</b>	<b>Objective:</b> Create communities with a balance of business and residential development to provide both economic and housing opportunities.	
<b>2.d</b>	<b>Objective:</b> Analyze market forces, including costs of financing, construction, land, operation, maintenance and taxes to better understand why the price of new housing has increased so dramatically.	"NO! 'Better understanding why housing prices are increasing' seems to lead us to <u>oking</u> increased housing prices. We need to look at how we can keep housing affordable."
<b>2.e</b>	<b>Objective:</b> Establish comprehensive policies that are matched with the housing market.	
<b>2.f</b>	<b>Objective:</b> Review specific development regulations in order to identify costs that are added to housing that are not necessarily required to construct safe, decent, and affordable housing.	"NO! Why do we want to reduce regulation? This sounds a though the object is to reduce costs by reducing regulation. I disagree with that. How do we sure that housing continues to be build to code and not in 100 yr..."
<b>3</b>	<b>Goal 3:</b> Maintain and rehabilitate existing housing stock in Dane County.	
<b>3.a</b>	<b>Objective:</b> Encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure.	(1) "I support infill, including with new business buildings." (2) "Yes, please incorporate in plan as written." (3) "This should be a no-brainer."
<b>3.b</b>	<b>Objective:</b> Preserve long-term affordable housing for low-income people.	"Yes, please incorporate in plan as written."
<b>3.c</b>	<b>Objective:</b> Recognize the value of existing housing in established neighborhoods and support rehabilitation efforts.	
<b>3.d</b>	<b>Objective:</b> Promote group land ownership opportunities, particularly for owners of mobile homes.	"This might make life much more pleasant for mobile home owners and end their feudal relationship with mobile home park owners. At least it should be an option for those who want it."
<b>3.e</b>	<b>Objective:</b> Encourage housing policy that promotes and maintains safe neighborhoods.	
	<i>Objective: Encourage fair housing throughout the county. (Goal 1)</i>	" <u>Yes to 1st Potential Objective.</u> I live in a Township and agree that <u>fair</u> housing should be encouraged throughout the county. I think wealthy farm family groupings in our township in our forested areas and our farmland should be <u>reduced</u> (these take up valuable farm and woodland and wildlife habitat) and clustered housing also be made affordably available for those who want to live closer to rural cities and villages..."
	<i>Objective: Support bilingual marketing, real estate services and housing program services. (Goal 1)</i>	"Yes, we need to support bilingual marketing, information, etc. given our increasing bilingual population."

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	<i>Objective: Promote education about the benefits of compact housing development. (Goal 2)</i>	<b>(1) "This is desperately needed." (2) No; does not need to be in the plan for the public. Developers are already doing this -- it's in <u>their</u> plan. Residents of townships are well aware already. Some residents are hesitant to have compact housing on good farmland."</b>
	<i>Objective: Support regional networks to foster the collaboration of public and private housing development stakeholders. (Goal 1)</i>	
	<i>Objective: Support the ability of the elderly to "age-in-place." (Goal 1)</i>	
	<i>Objective: Increase efforts to support (low-income) renters. (Goal 1)</i>	
	<i>Objective: Support the creation of live/work units to accommodate the needs of Dane County residents. (Goal 1)</i>	
	<i>Objective: Address municipal code barriers to affordable, accessible housing for renters and owners. (Goal 1)</i>	
	<i>Objective: Involve employers in affordable unit availability, rental and ownership. (Goal 1)</i>	
	<i>Objective: Improve homeownership rates for minorities. (Goal 1)</i>	
	<i>Objective: Address property tax burden for people living on a fixed income. (Goal 1)</i>	
	<i>Objective: Create neighborhoods with green spaces, activity centers for youth and adults and grocery stores. (Goal 1)</i>	<b>"I think the idea about grocery stores is an important one that should be kept -- this is the most common shopping people do and it's often hard without a car."</b>
	<i>Objective: Promote the supply of assisted living housing.</i>	