

# Subgroup Recommendations

9/28/2004

for draft Housing Goals & Objectives

for the 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 draft housing goals and potential objectives address issues of supply and demand as well as forecasted demand throughout Dane County while also considering the need to promote housing development, ensure a range of housing choices, promote availability of land for affordable housing, and maintain/rehabilitate existing housing stock in the county. Per consensus of the work group, a subgroup of the Housing & Economic Development Work Group has met independently to review housing goals and objectives and refine them for clarity.

	<b>7-7-04 Draft Housing Goals &amp; Objectives</b>	<b>Subgroup Recommended Changes to 7-7-04 draft Housing Goals &amp; Objectives</b>	<b>Subgroup Comments</b>
1	Original Goal 1: 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.	Same. See Goal 1.	
1.a	Original Objective: Promote development of housing for all residents of Dane County.	1.a. Promote the development of housing to meet forecasted needs.	
1.b	Original Objective: Develop compact urban communities and neighborhoods with jobs and transit within walking distance for new development or redeveloped areas.	2.a. Encourage compact communities and neighborhoods.	Distill multiple ideas into one idea per objective.
		3.a. Encourage multi-use communities and neighborhoods.	Distill multiple ideas into one idea per objective.
		3.b. Encourage communities and neighborhoods close to jobs, mass transit, and pedestrian and bicycle friendly transit options.	Distill multiple ideas into one idea per objective.

1.c	Original Objective: 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.	<b>Recommended as a potential policy.</b>	<b>Policy 13: Provide homeownership education, training, and counseling to homebuyers to increase their capacity to become successful homeowners.</b>
1.d	Original Objective: Government should work with for-profits and non-profits to increase the supply of affordable housing.	<b>Recommended as a potential policy.</b>	<b>Policy 17: Dane County will work with for-profits and non-profits to increase the supply of affordable housing.</b>
1.e	Original Objective: Encourage leveraging of public and private housing funds to maximize private sector use of those funds.	<b>1.c. Encourage the leveraging of housing monies to maximize the private sector use of those funds.</b>	
1.f	Original Objective: Provide for a full range of housing types and price opportunities in urban and rural areas to accommodate household sizes and income levels.	<b>Delete.</b>	<b>This objective is redundant to Goal 1.</b>
1.g	Original Objective: 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>1.d. Promote the development and preservation of long-term, affordable housing for low- and moderate-income residents throughout Dane County.</b>	
1.h	Original Objective: 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>Move to Preamble.</b>	<b>This concept cuts across all four goals. "Measure the performance of policies that impact housing and monitor performance to make improvements."</b>
1.i	Original Objective: Promote accessible owner and rental housing for people with disabilities.	<b>Recommended as a potential policy.</b>	<b>Policy 22: Promote an adequate supply of accessible special needs owner and rental housing at a range of income levels.</b>
1.j	Original Objective: Provide an adequate supply of single room occupancy (SRO) housing for single people making less than 30% of the median family income.	<b>Recommended as a potential policy.</b>	<b>Policy 1: Same wording.</b>
1.k	Original Objective: Increase the supply and support the improvement of currently available special needs housing.	<b>Delete.</b>	<b>Duplicate of Policy 22.</b>

2	Original Goal 2: Promote the availability of land for the development or redevelopment of low-income and moderate-income housing.	<b>1.f. Promote the availability of land for the development or redevelopment or low-income and moderate-income housing.</b>	<b>A new Goal 2 should be formed that is broader in scope and acts as an umbrella to objectives.</b>
		<b>Goal 2: Promote the efficient use of land for housing.</b>	
2.a	Original Objective: Support efforts to provide housing for low- and moderate-income residents in areas experiencing growth or areas where employment opportunities exist.	<b>3.c. Promote socio-economically diverse housing in (urban) communities and neighborhoods. (CONTENTIOUS)</b>	
2.b	Original Objective: Locate higher-density residential development within walking distance of existing and potential mass transit routes.	<b>2.b. Promote the location of higher density residential development close to infrastructure and services.</b>	
2.c	Original Objective: Create communities with a balance of business and residential development to provide both economic and housing opportunities.	<b>3.d. Promote communities with a balance of economic and housing opportunities.</b>	
2.d	Original Objective: 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.	<b>Recommended as a potential policy.</b>	<b>Policy 2: Analyze market forces on an on-going basis, including costs of financing, construction, land, operation, maintenance, and taxes to better understand the price of new housing.</b>
2.e	Original Objective: Establish comprehensive policies that are matched with the housing market.	<b>Delete.</b>	<b>This statement is redundant as it is expected that policies will match the housing market.</b>
2.f	Original Objective: 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.	<b>Recommended as a potential policy.</b>	<b>Routinely conduct an impact analysis of regulations and policies to identify the impacts of housing and its affordability.</b>
3	Original Goal 3: Maintain and rehabilitate existing housing stock in Dane County.	<b>1.g.</b>	

3.a	Original Objective: Encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure.	2.c.	
3.b	Original Objective: Preserve long-term affordable housing for low-income people.	Delete.	Redundant to objective 1.d.
3.c	Original Objective: Recognize the value of existing housing in established neighborhoods and support rehabilitation efforts.	(Change V) 8-25-04 Recommendation to delete objective.	This objective is redundant to Goal 3.
3.d	Original Objective: Promote group land ownership opportunities, particularly for owners of mobile homes.	Recommended as a potential policy.	Policy 4: Promote group land ownership opportunities, including opportunities for mobile homes/manufactured housing owners, condominium owners, cooperatives, and cohousing.
3.e	Original Objective: Encourage housing policy that promotes and maintains safe neighborhoods.	Goal 4: Promote housing that maintains and improves the quality of life.	The concept underlying this objective is broad and important enough for it to be a goal.
	<i>Potential Objective 1: Encourage fair housing throughout the county. (Goal 1)</i>	Recommended as a potential policy.	Policy 5: Continue, maintain, and improve fair housing efforts throughout the county.
	<i>Potential Objective 2: Support bilingual marketing, real estate services and housing program services. (Goal 1)</i>	Recommended as a potential policy.	Policy 16: Support multilingual marketing, real estate services, and housing program services.
	<i>Potential Objective 3: Promote education about the benefits of compact housing development. (Goal 2)</i>	Recommended as potential policy.	Policy 6.
	<i>Potential Objective 4: Support regional networks to foster the collaboration of public and private housing development stakeholders. (Goal 1)</i>	Recommended as a potential policy. Policy 7: Support regional collaboration of public and private housing developers.	Policy 7: Support regional collaboration of public and private housing developers.
	<i>Potential Objective 5: Support the ability of the elderly to "age-in-place." (Goal 1)</i>	Recommended as a potential policy.	Policy 8: Support the option for the elderly to "age-in-place."

	<i>Potential Objective 6: Increase efforts to support (low-income) renters. (Goal 1)</i>	<b>Recommended as a potential policy.</b>	<b>Policy 9: Increase options for low-income renters.</b>
	<i>Potential Objective 7: Support the creation of live/work units to accommodate the needs of Dane County residents. (Goal 1)</i>	<b>Recommended as a potential policy.</b>	<b>Policy 10: Support the creation of live/work units.</b>
	<i>Potential Objective 8: Address municipal code barriers to affordable, accessible housing for renters and owners. (Goal 1)</i>	<b>Recommended as a potential policy.</b>	<b>Policy 11: Work with governmental units to identify and develop recommendations for changes to barriers to affordable, accessible housing for renters and owners.</b>
	<i>Potential Objective 9: Involve employers in affordable unit availability, rental and ownership. (Goal 1)</i>	<b>Recommended as a potential policy.</b>	<b>Policy 12: Involve employers in affordable housing efforts, including both rental and ownership.</b>
	<i>Potential Objective 10: Improve homeownership rates for minorities. (Goal 1)</i>	<b>1.e. Promote opportunities for homeownership, targeting specific groups including minorities, immigrants, low-income people, and people with disabilities.</b>	
	<i>Potential Objective 11: Address property tax burden for people living on a fixed income. (Goal 1)</i>	<b>Delete.</b>	<b>This statement is beyond the scope of county authority.</b>
	<i>Potential Objective 12: Create neighborhoods with green spaces, activity centers for youth and adults and grocery stores. (Goal 1)</i>	<b>Recommended as a potential policy.</b>	<b>Reword and recommend as specific to higher density, urban areas.</b>
	<i>Potential Objective 13: Promote the supply of assisted living housing.</i>	<b>Recommended as a potential policy.</b>	<b>Policy 15.</b>

**9-28-04 New Objectives  
Identified from Gap  
Analysis**

**3.h. Support the maintenance and rehabilitation of historic buildings and structures.**

**3.e. Promote housing development that protects environmental corridors and promotes open space.**

**3.f. Encourage housing development that has the least impact on or enhances existing local regional facilities.**

**3.g. Support the enhancement and preservation of the character and livability of neighborhoods.**

**2.d. Provide housing development alternatives to minimize the conversion of agricultural land, reduce scattered site nonfarm development, and provide more housing options.**

**1.h. Encourage coordination and cooperation among nearby units of government.**

**1.i. Promote an adequate supply of developable land to meet existing and future market demand for residential areas.**

**3.i. Promote and enhance community identity and create a sense of place.**