

Housing & Economic Development Work Group
 Housing Policy Statements from Brainstorming Session #1



<p>Housing Goal 1: Provide a full range 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.</p>
<p>1.a. Provide assistance through property tax credits to homeowners to rehab aging/declining homes.</p>
<p>1.b. (Objective 1.e.) Implement a low and moderate income homebuyer program which does not require the buyer to have lender approval. (will provide more information)</p>
<p>1.c. Encourage/promote (mandate!)* smaller lot sizes in all urban service areas.</p>
<p>1.d. Assist low-income households in their housing search (a car and education are the key components to finding the most acceptable housing).</p>
<p>1.e. Look at restructuring the current taxation and tax structure on the providers of housing (i.e. developers and builders) to enable more affordable housing at all income levels.</p>
<p>1.f. Form a housing opportunities education team to help provide materials to aid in the siting of affordable housing.</p>
<p>1.g. Examine Com 83 (Septic Siting Rules) in terms of rural condo/small multi-family.</p>
<p>1.h. (Objective 1.d., 1.g.) Create revolving load fund for upgrading property for low-income households.</p>
<p>1.i. Housing shall be renovated in urban areas to provide safe housing to meet the needs of all income levels, family size, and mobility levels.</p>
<p>1.j. Create "housingshed" councils to assess impact of local and regional housing choices and legislation.</p>
<p>1.k. Monitor demographic changes.</p>
<p>1.l. Keep housing policies market-based to encourage an adequate housing supply at affordable costs.</p>
<p>1.m. Provide free homebuyers assistance to lower income households to purchase single-family homes.</p>
<p>1.n. Use county CDBG funds to rehab X units of lower-income rental housing.</p>
<p>1.o. Develop programs to transition elderly into appropriate housing within their communities.</p>
<p>1.p. Assist/Encourage renovation of low-income housing (like Ridgewood).</p>
<p>1.q. Create a community where a housing price range assure that community that community tax incentives and etc.</p>
<p>1.r. Encourage/promote zoning in all urban service areas that promotes affordable house.</p>
<p>Housing Goal 2: Promote the efficient use of land for housing.</p>
<p>2.a. Reduce zoning lot size requirements appropriate for urban, suburban, and rural type housing (reduce housing costs).</p>
<p>2.b. Cities and villages will cooperate with townships to consider the appropriate placement of homes to farmland and business or industrial sites for the greatest good of all.</p>
<p>2.c. Continue the BUILD program to improve community downtowns.</p>
<p>2.d. (#3) Locate major highways for twenty years.</p>
<p>2.e. Implement a cooperative countywide TDR (transfer of development rights) program to coordinate with and between local jurisdictions.</p>
<p>2.f. County sponsor forum between developers, planning staff and county land conservation to foster positive alliances rather than confrontation.</p>
<p>2.g. Study the impacts of current escalating land costs upon the housing market.</p>

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2.h. Study the reasons that local land use plans cause/promote inefficient land use (i.e. septic field requirements, minimum lot sizes...)
2.i. Foster discussions between neighboring communities to plan areas for development.
2.j. Decide what a desirable total population of Dane County would be.
2.k. Encourage Transfer of Development Rights system to implement "The Map."
2.l. Designate areas to be kept open at present but developable later (How prevent land prices from going sky high.)
2.m. Map areas where appropriate to develop soon: in urban service area, near transit corridor, near retail business, near schools, near jobs.
2.n. Create educational opportunities that highlight* public sector development initiatives in communities outside Dane County. (*successful public/private and)
2.o. Focus land development policies on preserving the conditions that attract workers, tourists, visitors, residents, business people, etc. to Dane County.
2.p. Calculate market affects on housing prices of government policies (urban boundaries increase costs).
2.q. Housing in rural areas will allow for green space and preservation of the ecological environment.
2.r. Developers of housing shall provide funding to the city or township for updating the infrastructure to accommodate the increased number of residents using local resources.
2.s. Provide incentives for development and/or infill in established transportation corridors that add to accessibility for the workforce; provide disincentives for development in areas not established as transportation corridors.
2.t. Encourage new construction to take mass transit opportunities into account during planning process; to develop mass transit to complement new development.
2.u. (Objective 3.f.) Map areas in Dane County that should be protected permanently from development.
2.v. Establish funding system for Purchase of Development rights.
2.x. Provide preferential treatment in review and approval of new developments (housing and commercial) that are sited on existing transportation arterials.
Housing Goal 3: Promote housing that maintains and improves quality of life.
3.a. Continue CDBG program to maintain housing and neighborhoods.
3.b. Develop a system to continuously monitor the performance and make improvements to the plan.
3.c. Don't fund anything that is contrary to the goals.
3.d. Use programs like TDR's (transfer of development rights) and conservation subdivisions to encourage rural density.
3.e. Encourage low interest funds for remodeling and updating existing housing stock.
3.f. Develop and enhance existing downpayment assistance programs to increase potential for home ownership.
3.g. Allow developers to construct developments that meet market demand.
3.h. Permit varying densities in housing developments.
3.i. Emphasize financial benefits to restoration and enhancement of existing structures (98% of all housing in a year is existing.)
3.k. Expand the BUILD program to offer additional assistance for high priority locations in high-need areas. (Town of Madison, Fitchburg, city border areas)