

**Housing & Economic Development Work Group**  
**Potential Housing Policy Statements: Policy Development Step 2 & Step 3 Results**

<b>1</b>	<b>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.</b>
<b>1.1</b>	<b>Provide assistance through property tax credits to homeowners to rehabilitate aging/declining homes.</b>
<b>1.2</b>	<b>Look at restructuring the current taxation and tax structure for providers of housing (i.e. developers and builders) to enable more affordable housing at all income levels.</b>
<b>1.3</b>	<b>Implement a low- and moderate-income homebuyer program that does not require the buyer to have lender approval.</b>
<b>1.4</b>	<b>Provide free homebuyers' assistance to lower income households to purchase single-family homes.</b>
<b>1.5</b>	<b>Develop and enhance existing downpayment assistance programs to increase homeownership.</b>
<b>1.6</b>	<b>Provide homeownership education, training, and counseling to homebuyers to increase their capacity to become successful homeowners.</b>
<b>1.7</b>	<b>Support multilingual marketing, real estate services, and housing program services.</b>
<b>1.8</b>	<b>Expand the BUILD program to offer additional assistance for high priority locations in high-need areas. (Town of Madison, Fitchburg, city border areas)</b>
<b>1.9</b>	<b>Continue county CDBG programming to maintain housing stock and healthy neighborhoods.</b>
<b>1.10</b>	<b>Use county CDBG funds to rehab X units of lower-income rental housing.</b>
<b>1.11</b>	<b>Encourage the rehabilitation of low-income, single-family owner occupied housing and low-income rental housing.</b>
<b>1.12</b>	<b>Develop affordable single-family housing and new rental housing for very-low, low-, and moderate-income households in response to housing demand.</b>
<b>1.13</b>	<b>Create a housing development fund to stimulate the creation of affordable housing.</b>
<b>1.14</b>	<b>Implement a low-interest loan program for remodeling and updating existing housing stock.</b>
<b>1.15</b>	<b>Create a revolving loan fund to upgrading property for low-income households.</b>
<b>1.16</b>	<b>Work with existing affordable developers to maximize funding and resources for affordable housing development in the county.</b>
<b>1.17</b>	<b>Involve employers in affordable housing efforts, supporting rental and owner options.</b>
<b>1.18</b>	<b>Form a 'housing opportunities education team' to help provide materials to aid in the siting of affordable housing.</b>
<b>1.19</b>	<b>Emphasize financial benefits to restoration and enhancement of existing structures (98% of all housing in a year is existing.)</b>
<b>1.20</b>	<b>Examine Com 83 (Septic Siting Rules) and its impacts on the development of condominiums and/or small multi-family structures in rural areas.</b>
<b>1.21</b>	<b>Keep housing policies market-based to encourage an adequate housing supply at affordable costs.</b>
<b>1.22</b>	<b>Create "housingshed councils" to assess the impacts of local and regional housing choices and legislation.</b>
<b>1.23</b>	<b>Monitor demographic changes and their implications on housing needs.</b>
<b>1.24</b>	<b>Provide needed services to the homeless, including case management, credit counseling and mobility counseling.</b>

**Housing & Economic Development Work Group**  
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1.25	Provide an adequate supply of single room occupancy (SRO) housing for single people making less than 30% of the median family income.
1.26	Increase options for low-income renters.
1.27	Develop programs to transition the elderly into appropriate housing within their communities.
1.28	Encourage the development of additional housing units for the elderly who require supportive services.
1.29	Support the option for the elderly to 'age-in-place.'
1.30	Promote the supply of assisted living housing.
1.31	Create communities with a range of housing prices to ensure there are adequate tax bases for needed services.
1.32	Encourage a balanced regional distribution of housing types as well as a wider range of housing opportunities in outlying communities and other areas experiencing growth in employment opportunities.
1.33	Continue, maintain, and improve fair housing efforts throughout the county.
1.34	Promote development of an adequate portion of rural homes to be affordable to moderate-income households.
1.35	Promote group land ownership opportunities, including opportunities for mobile homes/manufactured housing owners, condominium owners, cooperatives, and cohousing.
1.36	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.
1.37	Routinely conduct an impact analysis of regulations and policies to identify the impacts of housing and its affordability.
1.38	Work with governmental units to identify and develop recommendations to remove barriers to affordable, accessible housing for renters and owners.
1.39	Study the impacts of current escalating land costs upon the housing market.
1.40	Develop a county-wide housing plan.
1.41	Encourage urban service areas to have zoning ordinances that promote affordable housing.
<b>2</b>	<b>Housing Goal 2: Promote the efficient use of land for housing.</b>
2.1	Provide assistance to complete infrastructure and other improvements in the approved NSRA area in the Town of Madison.
2.2	Direct new dwelling units to the Outlying Urban Service Areas (OUSAs) and to the Central Urban Service Areas (CUSAs) as appropriate in order to ensure that development occurs in locations with a full range of urban services, and where those services can be provided most efficiently.
2.3	Encourage compact development by decreasing the amount of land consumed per unit of new housing in urban service areas in order to increase efficient service provision, including transit, and minimize the conversion of agricultural land to residential uses.
2.4	Reduce zoning lot size requirements as appropriate for urban, suburban, and rural housing settings in order to reduce housing costs.
2.5	Cities and villages will cooperate with townships to consider the appropriate placement of homes near farmland in order to promote siting solutions that are beneficial to all parties.
2.6	Locate major highways for twenty years.
2.7	The County should create a fund to invest in sensible growth that would provide low-interest revolving loan funds to help cities and villages take advantage of redevelopment opportunities.
2.8	Offer planning, other technical assistance, and support to cities and villages to facilitate sensible, efficient growth and direct county resources towards that end.
2.9	The county should sponsor forums for developers, planning staff and county land conservation to foster positive alliances.

**Housing & Economic Development Work Group**  
**Potential Housing Policy Statements: Policy Development Step 2 & Step 3 Results**

2.10	Study the reasons why land use plans can cause inefficient land use (i.e. septic field requirements, minimum lot sizes...)
2.11	Foster discussions between neighboring communities to plan areas for development.
2.12	Encourage new construction to take mass transit opportunities into account during the planning process while also directing mass transit towards new development.
2.13	Designate areas for phased development, such areas should be located in urban service areas, near transit corridors, retail businesses, schools, and jobs and then map those areas.
2.14	Develop an educational campaign and development approval process to demonstrate the community benefits of high quality compact development.
2.15	Create educational forums to highlight successful public/private sector development initiatives in communities outside Dane County.
2.16	Work with the financial community to explore the implementation of a targeted Location Efficient Mortgage (LEM) program in Dane County.
2.17	Calculate the effects of government policies on housing prices (e.g. urban boundaries).
2.18	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.
2.19	Provide incentives for development and/or infill in established transportation corridors to promote workforce accessibility between residential and commercial centers; and provide disincentives for development in areas where transportation corridors are not, nor are expected to be, established.
2.20	Dane County should partner with local communities to facilitate a spectrum of housing redevelopment activities - from visioning to actual infill and redevelopment.
2.21	Promote the redevelopment of underutilized or unused parcels within urban service areas and promote compact development within these areas in order to reduce the pace of expansion into undeveloped open space or agricultural areas.
2.22	Use conservation subdivisions to encourage rural density by clustering housing development and reducing lot size in order to preserve the environment and agricultural land.
2.23	Establish a funding system for Purchase of Development rights.
2.24	Establish guidelines and criteria for local transfer of development (TDR) programs.
2.25	Plan for rural non-farm development so that: (1) A lesser amount of development in towns occurs than at present; (2) development is clustered based on historical patterns (existing hamlets, subdivisions, etc.) and environmental factors (soils, slopes, viewsheds, etc.); (3) smaller lots are consistent with health and environmental concerns; and (4) development is channeled to locations with a relatively high level of urban services.
2.26	Designate "rural development areas" by planning for eventual residential development as appropriate (on private well and septic systems).
2.27	Develop rural development design and siting guidelines and regulations to minimize the impact of rural non-farm development on agricultural operations.
2.28	Provide preferential treatment in review and approval of new developments (housing and commercial) that are sited on existing transportation arterials.
2.29	Consider a countywide impact fee ordinance and assist towns, villages, and cities in utilizing impact fees.
2.30	Promote use of land conservation principles and planning to meet existing and future needs for housing.
<b>3</b>	<b>Housing Goal 3: Promote housing that maintains and improves quality of life.</b>
3.1	Seek the preparation and adoption of detailed neighborhood plans for all developing areas before extending public infrastructure or granting development approvals.
3.2	When feasible, provide a variety of land uses and a range of residential densities and housing types at appropriate locations within neighborhoods.

**Housing & Economic Development Work Group**  
**Potential Housing Policy Statements: Policy Development Step 2 & Step 3 Results**

3.3	Develop appropriately-scaled, neighborhood-scaled commercial development within or at the edges of residential neighborhoods to provide community focal points as well as convenient access to goods and services.
3.4	Create neighborhoods with green spaces, activity centers, and grocery stores in appropriate urban areas.
3.5	Support the creation of live/work units.
3.6	Focus land development policies on preserving the conditions that attract workers, tourists, visitors, residents, business people, etc. to Dane County.
3.7	Identify and preserve agricultural or other open space lands that serve to provide a permanent visual and physical separation between urban communities.
3.8	Promote maximum lot sizes in Agricultural Preservation Areas to reduce the number of acres of farmland converted to non-agricultural use.
3.9	Direct multi-family residential development and large scale commercial and industrial development away from rural areas.
3.10	Map areas in Dane County that should be protected permanently from development.
3.11	Engage builders and neighbors in planning great neighborhoods.
3.12	Within urban residential areas and mixed-use settings, locate community-scaled development along major transportation corridors which are, or will be, served by transit and concentrate the largest and most intensive developments at transit stops and other intermodal transportation transfer points.
3.13	Provide all urban neighborhoods with a system of roadways, walkways, and bikeways that facilitate easy movement by a variety of routes and offer transportation mode choices between destinations, particularly between activity centers, commercial nodes, transit stops or transportation transfer points.
3.14	Promote new development which compliments and reinforces existing neighborhoods and development.
3.15	To the extent feasible and consistent with community objectives, utilize traditional neighborhood design guidelines in planning for new development and redevelopment within urban communities.
3.16	Decide what a desirable total population of Dane County would be.
3.17	Develop a system to continuously monitor the performance and make improvements to the plan.
3.18	Don't fund anything that is contrary to the goals.
3.19	Allow developers to construct developments that meet market demand.
3.20	Promote multi-county planning discussions to address growth issues beyond Dane County's borders.
3.21	Promote energy efficient green building.
3.22	Promote housing that is Wisconsin Energy Star certified green built homes.

*Note: These potential policies were developed when Comprehensive Planning Steering Committee Housing & Economic Development Work Group members performed "step 2" of the policy development process, brainstorming potential policies, and "step 3" of the policy development process, reviewing existing policies. Specifically, a brainstorming exercise was performed at the January 27, 2005 work group meeting and a survey of existing policy statements (from relevant countywide plans and policy documents) was performed from February 16, 2005 to March 4, 2005 (time for survey completion was also allotted at the February 23, 2005 work group meeting). Policy statements were added subsequent to the March 24, 2005 meeting.*