



**Dane County Comprehensive Planning  
Housing & Economic Development Work Group  
Housing Goal, Objectives and Policies  
May 12, 2006 DRAFT**

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**Goal 1: Promote and support 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**

                    

                    

**1. Promote the development of housing to meet forecasted needs**

                    

a. Monitor and report on demographic changes and their implications on housing needs at 5 year intervals

                    

b. Monitor and report on changes in the housing market for their implications in planning at 1-2 year intervals

                    

g. Study and evaluate the factor that influence housing prices in Dane County, including government regulation

                    

**2. Promote an adequate supply of accessible and special needs owner occupied and rental housing for a range of all income levels**

                    

a. Encourage the development of additional housing units for the elderly, including assisted living housing, who require supportive services

                    

b. Develop programs to help the elderly transition into appropriate housing within their communities to enable them to age in place

                    

c. Promote a mix of housing options such as SRO and transitional housing, as well as supportive programs, to enhance the lives of those with special needs, or those looking for additional supports

                    

d. Promote an adequate supply of single room occupancy (SRO) housing for special needs residents and the elderly making less than 30% of the median family income

                    

e. Promote the development of housing near health care services to support the aging demographic trend

                    

f. Promote the development intergenerational housing to accommodate for the aging demographic trend

                    

**3. Encourage the leveraging of housing subsidies, public funding and incentives to maximize the private sector investment of those funds**

                    

a. Assist non-traditional and minority populations in gaining access to private funding sources

                    

b. Identify county funding sources and existing sites for land banking of those sites for future housing

                    

c. Support and encourage private/public partnerships in order to maximize a range of housing options



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**4. Promote the development and preservation of long-term, affordable housing for low- and moderate-income residents throughout Dane County**

a. Promote the development of owner occupied and rental housing for very-low, low-, and moderate-income households in response to housing demand

b. Create a Dane County Affordable Housing Development Fund to stimulate the creation and preservation of affordable housing

c. Hold education sessions and design workshops for planning commissions, residents and developers to aid in the creation of affordable housing

d. Work with existing affordable housing developers to maximize funding opportunities and resources for affordable housing development in the county

e. Increase rental-housing options for low-income residents through education, programs and funding

f. Allow for the development of an adequate portion of rural homes to be affordable to low and moderate-income households

g. Continue, maintain, and improve fair share housing efforts throughout Dane County

h. Encourage communities to plan urban service areas that include zoning conducive to affordable housing

i. Work with local governmental units to identify and develop recommendations that remove barriers to affordable accessible housing for renters and owners

j. Work with communities to conduct a fiscal impact analysis of housing regulations and policies to identify the impacts of housing on the cost of services, and its affordability

k. Engage employers in the effort to supply affordable rental and owner occupied housing



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**4. Promote the development and preservation of long-term, affordable housing for low- and moderate-income residents throughout Dane County**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | l. Promote the use of TIF for providing affordable housing, and to help developers offset the cost of providing affordable units   |
| <input type="checkbox"/> | <input type="checkbox"/> | m. Promote the community land trust model to increase long-term affordable housing options   |
| <input type="checkbox"/> | <input type="checkbox"/> | n. Reduce zoning lot size requirements for rural housing settings, including conservation and cluster subdivision, in order to reduce housing costs  |
| <input type="checkbox"/> | <input type="checkbox"/> | o. Identify and promote strategies to preserve affordable housing aging out of affordable tax/credit status  |
| <input type="checkbox"/> | <input type="checkbox"/> | p. Encourage and promote apartment to condominium conversion to create affordable home-ownership   |
| <input type="checkbox"/> | <input type="checkbox"/> | q. Maintain housing affordability after initial homeownership  |
| <input type="checkbox"/> | <input type="checkbox"/> | r. Promote the development of affordable housing that is located next to transit opportunities   |
| <input type="checkbox"/> | <input type="checkbox"/> | s. Promote the creation of affordable housing that is located next to job centers  |
| <input type="checkbox"/> | <input type="checkbox"/> | t. Review, identify and make recommendations regarding tax incentives for providers of housing (i.e. developers and builders) to create more affordable housing for low and moderate-income households |
| <input type="checkbox"/> | <input type="checkbox"/> | v. Provide educational opportunities and promote the benefits of green building, its affordability and long-term savings to builders, residents and stakeholders                                       |



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**5. Improve opportunities for homeownership, targeting specific groups including minorities, immigrants, low-income people, and people with disabilities**

a. Promote multi-lingual real estate services, financial education, homeownership training and housing programs

b. Continue to provide free homebuyers' assistance to lower income households to purchase single-family homes through CDBG and HOME funding

c. Continue to provide homeownership education, training, and counseling to homebuyers to increase their capacity to become successful homeowners through CDBG and HOME funding

d. Provide needed services to the homeless, including case management and credit counseling

e. Continue to improve fair housing efforts and eliminate housing discrimination through education, enforcement, and identifying and reducing built in barriers

f. Develop a Dane County housing website to provide information and resources to residents and the housing industry

g. Promote first time homebuyer programs to attract and keep young professionals in Dane County through strategic marketing

h. Support the option of the elderly to age in place by promoting the maintenance of and/ the siting of important services in proximity to housing especially health care facilities and reliable public transportation, but also to grocery stores, drug stores, civic engagement and entertainment opportunities, and safe and walkable neighborhoods



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|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <b>6. <u>Promote the availability of land for the development or redevelopment of low-income and moderate-income housing</u></b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | a. Explore, identify and promote programs that promote infill development  |
| <input type="checkbox"/> | <input type="checkbox"/> | b. Promote land uses that allow for mixed-income housing   |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>7. <u>Promote the maintenance and rehabilitation of existing housing stock in Dane County</u></b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | a. Create a revolving loan fund to upgrade property for low-income households at or below 80% of the area median income households (HUD definition)  |
| <input type="checkbox"/> | <input type="checkbox"/> | b. Expand funding to encourage the re-habilitation of low-income, single-family owner occupied housing <b>and low-income rental housing for low-income residents</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | c. Encourage the legislature to provide assistance through property tax credits to homeowners to re-habillitate aging-declining homes  |
| <input type="checkbox"/> | <input type="checkbox"/> | d. Analyze financial benefits to restoration and enhancement of existing structures and provide information materials to Dane County residents   |
| <input type="checkbox"/> | <input type="checkbox"/> | e. Continue county CDBG programming to maintain housing stock and healthy neighborhoods  |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>8. <u>Encourage coordination and cooperation among nearby units of government</u></b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | a. Create an inclusive committee to oversee and report on the implications of the housing forecast report, as well as the impacts from legislation on the housing market   |
| <input type="checkbox"/> | <input type="checkbox"/> | b. Every three years produce and distribute a report within Dane County Housing Trends that includes a housing forecast and demand analysis to determine existing housing stock, trends in population growth and income, and their impacts on demand for housing |
| <input type="checkbox"/> | <input type="checkbox"/> | c. Provide outreach and educational opportunities to help promote cooperation, foster relationships and provide examples of current intergovernmental, cross sector, and public/private coordination   |
| <input type="checkbox"/> | <input type="checkbox"/> | d. Provide and advertise facilitation services for the purpose of fostering discussion between neighboring communities to identify and plan areas for housing  |



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**Goal 2: Promote the efficient use of land for housing**



**1. Encourage compact communities and neighborhoods**



a. Designate areas located in urban service areas, near transit corridors, retail businesses, schools and jobs for phased development; map development these of areas and make information available to the public



b. Develop an educational campaign about the development approval process to demonstrate the community benefits of high quality compact development for developers, residents and communities in Dane County



c. Create an impact fee assessment model that cities, towns and villages may use when determining costs of infrastructure for new development, and provide educational materials to communities about their options



d. Encourage rural non-farm planning so that:



1) Housing density is maintained, or increased and directed in accordance to local plans



2) Development is clustered based upon historical patterns such as existing hamlets, cross roads communities, subdivisions, and conservation subdivisions, as well as environmental factors such as soils, slopes, and viewsheds



3) Development is directed to locations with urban services



e. Promote the use of continuous/contiguous building site development to avoid inefficient use of land



f. Promote energy efficient green building and housing that is Wisconsin Energy Star certified green built homes through marketing and education



g. Provide incentives for builders and developers to incorporate **Leadership in Energy Efficient Design (LEEDS)** or other green building practices into their projects



h. Develop a plan to incorporate green building principles into existing county buildings and infrastructure



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**2. Promote the location of higher density residential development close to infrastructure and services**





a. Minimize the conversion of agricultural land to residential use by



1) Encouraging compact development, as well as the amount of land consumed per unit of new housing in the towns



2) Promoting more efficient service provision that provides transit options



b. During the planning process, encourage development to locate near mass transit, grocery stores, shopping and recreation, and encourage mass transit planning and development to integrate housing and amenities



c. Allow for increased density along transportation routes and alternative transportation such as bike paths, bus lines, and future light rail



d. Work with the county zoning agency (ZLR) to develop an expedited permitting process for new developments that are sited on existing transportation arterials and that satisfy the objectives identified in community/county plans



**3. Encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure**



a. Make sure the Planning and Development Department maintains the ability to provide technical assistance and support to cities and villages to facilitate sensible and efficient growth, and direct county resources towards that end



b. Dane County should partner with local communities to facilitate a spectrum of housing redevelopment activities - from visioning to actual infill and redevelopment



c. Work with the financial services community to explore the implementation of a targeted Location Efficient Mortgage (LEM) program in Dane County and make information material available



d. Provide incentives for development and/or infill in established transportation corridors to promote workforce accessibility between residential and commercial centers



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**3. Encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | e. Protect undeveloped areas from new development and where transportation corridors exist and are not planned in accordance with the MPO's Transportation Improvement Program (TIP), the Dane County Land Use and Transportation Plan/Vision 2020, as well as local municipalities.                           |
| <input type="checkbox"/> | <input type="checkbox"/> | f. Dedicate resources toward the Dane County Infill Inventory Project to 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | g. Expand the BUILD program to include funding for housing in high-need areas  |
| <input type="checkbox"/> | <input type="checkbox"/> | h. Encourage appropriately scaled multi-family residential development   |

**4. Provide housing development alternatives to minimize the conversion of agricultural land, reduce scattered site non-farm development, and provide more housing options**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | a. Promote group land ownership opportunities, including opportunities for mobile homes/manufactured housing owners, condominium owners, cooperatives, and co-housing through   |
| <input type="checkbox"/> | <input type="checkbox"/> | b. Encourage communities to 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 range of urban services, and where those services can be provided most efficiently |
| <input type="checkbox"/> | <input type="checkbox"/> | c. Create rural development design and siting guidelines and regulations to minimize the impact of rural non-farm development on agriculture  |
| <input type="checkbox"/> | <input type="checkbox"/> | d. Encourage and educate communities about the use of accessory dwelling units in residential neighborhoods   |



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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <p><b>5. <u>Promote an adequate supply of land to meet existing and future needs for housing</u></b></p> <p>a. Promote the use of land conservation principles (such as erosion controls, stormwater management, buffer zones, natural area protection, compact development and greenways) and planning to meet existing and future needs for housing</p>                                       |
| <input type="checkbox"/> | <input type="checkbox"/> |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>b. Provide facilitation and coordination services for the towns, cities and villages, when considering the placement of homes near farmland in order to promote siting solutions that are beneficial to all parties; create model process guidelines for communities so that they can engage agricultural producers and potential residents in a productive dialogue and reduce conflict</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>c. Support increased housing densities to make efficient use of the land, and educate communities and stakeholders about the benefits</p>  |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>d. Evaluate new land use policies and report on their impact to minimize restrictions of land supply</p>   |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>e. Locate major highways for twenty years and identify in local plans</p>  |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>f. Study and report on the reasons why land use plans can cause inefficient land use (i.e. septic field requirements, minimum lot sizes...)</p>  |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>e. Designate "rural development areas" by planning for eventual residential development</p>  |
| <input type="checkbox"/> | <input type="checkbox"/> | <p><b>Goal 3: Promote housing that maintains and improves the quality of life for all</b></p>   |
| <input type="checkbox"/> | <input type="checkbox"/> | <p><b>1. <u>Encourage mixed-use communities and neighborhoods</u></b></p>   |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>a. Encourage 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</p>   |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>b. Support the creation of live/work development so that residents can work in proximity to their homes</p>  |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>c. Promote the location of community-scaled development in urban residential areas and mixed-use settings along major transportation corridors which are, or will be, served by transit; concentrate the largest developments at transit stops and other inter-modal transportation nodes</p>  |



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**2. Encourage communities and neighborhoods close to jobs, mass transit, and pedestrian and bicycle friendly transit options**



a. Promote a variety of land uses and a range of residential densities and housing types at locations within neighborhoods next to commercial centers and transit



b. Encourage all neighborhoods to provide a system of roadways, walkways, and bikeways to facilitate easy multi-modal movement using a variety of routes between destinations, particularly between activity centers such as commercial nodes, transit stops or transportation transfer points



c. Focus land development policies on creating and preserving conditions that attract workers, tourists, visitors, residents, and business people, etc. to Dane County



**3. Promote economically and culturally diverse housing in communities and neighborhoods**



a. Promote the creation of compact neighborhood development based upon green building principles that include green space, activity centers, and grocery stores as well as upon the CDBG BUILD program's model TND ordinance



b. Educate communities about their options for compact development



c. Identify, preserve and create maps of agricultural land and open space to provide a visual representation of the physical separation between urban communities



d. Identify areas in Dane County that should be protected permanently from development



e. Promote the development of communities that include mixed-income housing



f. Limit land use policies and zoning regulations that restrict the development of a full range of housing marketed at 100% of the AMI or below



**Dane County**  
**Comprehensive Plan**

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|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 4. <b><u>Promote a balance of employment and housing opportunities within communities</u></b>  |
| <input type="checkbox"/> | <input type="checkbox"/> | a. Identify and promote linkages between housing policies and economic development programs to reduce commuting distance   |
| <input type="checkbox"/> | <input type="checkbox"/> | b. Educate individuals, communities <b>and employers</b> about the social and economic advantages of siting business and housing together                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. <b><u>Promote housing development that protects environmental corridors and promotes open</u></b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | a. Use conservation subdivisions to encourage rural density by clustering housing development and reducing lot size in order to preserve the environment and agricultural land |
| <input type="checkbox"/> | <input type="checkbox"/> | b. Establish a funding system for a county-wide purchase of development rights programs  |
| <input type="checkbox"/> | <input type="checkbox"/> | c. Establish guidelines for a county-wide transfer of development (TDR) programs   |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. <b><u>Encourage housing development that has the least impact on or enhances existing and local regional facilities</u></b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. <b><u>Support the enhancement and preservation of the character and livability of neighborhoods</u></b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | a. Promote new development that compliments and reinforces existing neighborhoods and development  |
| <input type="checkbox"/> | <input type="checkbox"/> | neighborhood design guidelines in planning for new development and redevelopment within urban  |
| <input type="checkbox"/> | <input type="checkbox"/> | c. Allow galleries and artist studios as a conditional use in residential areas  |
| <input type="checkbox"/> | <input type="checkbox"/> | d. Promote the development of housing and communities that include childcare facilities  |