

DANE COUNTY HOUSING SUMMIT

Fitchburg: Celebrating 35 Years as a City



Dane County Housing Summit



Fitchburg Affordable Housing Plan

Aaron Richardson

Alder District 3 & Co-Chair, Fitchburg Housing Task Force

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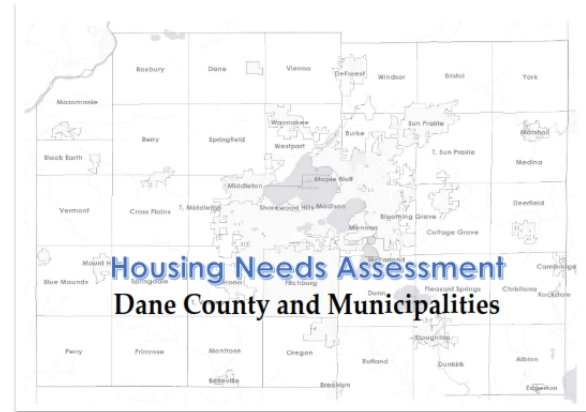
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City of Fitchburg Housing Assessment



November, 2014



January 2015

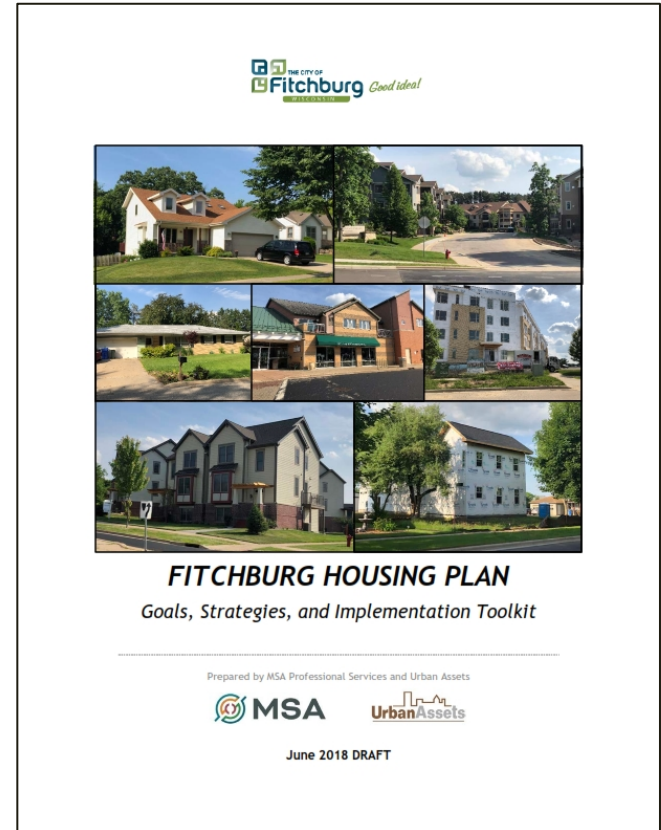
Report to: Dane County Health and Human Needs Committee, Dane County Department of Human Services and Dane County Planning and Development Department.

Prepared by: Kurt Paulsen, PhD, AICP, Associate Professor, Urban and Regional Planning, University of Wisconsin – Madison

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The study approach...



Housing Needs & Recommendations:

1. Build more owner-occupied homes at various price points
 - 100 to 150 units per year
2. Build more owner-occupied housing affordable below the median household income
 - 30% of 1,400 units must be affordable at 80%-100% AMI
 - Home value's ranging from \$175,000 - \$217,000 home
3. Build more attached owner-occupied units
 - 200+ over the next 12 years
4. Build more rental units at various price points
 - 2,200 net over next 12 years



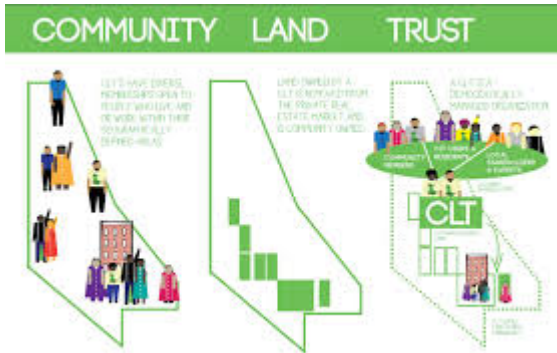
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5. Upgrade or replace existing rental housing while maintaining affordability
 - Current housing stock built before 2000
6. Build more rental units with three or more bedrooms
 - Address overcrowding
7. Support the housing needs of senior citizens
 - 640 units by 2030
 - 80% affordable



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2019	Responsible Parties	Roles for Each Party
Create a Housing Committee	CEDA	Complete this task
Review Parks Fees	CEDA/Housing Committee Parks Staff Parks Committee Council	Convene/Communicate/Collaborate Communicate/Collaborate Communicate/Collaborate Act on Recommendations
Enable ADUs	Planning Staff Plan Commission Council	Convene/Communicate/Collaborate Convene/Communicate/Collaborate Act on Recommendations
Authorize DCHA	CEDA/Housing Committee Plan Commission Council	Convene/Communicate/Collaborate Convene/Communicate/Collaborate Act on Recommendations
Housing Plan Annual Update	Planning Staff	Complete this task
Create Materials Promoting Existing Housing Programs	Planning Staff	Complete this task
Establish Guidelines to Engage Council Members in Development Process	Planning Staff Council	Communicate/Collaborate/Create Communicate/Collaborate
Amend the Comprehensive Plan	Planning Staff Plan Commission Council	Complete this task Communicate Act on Recommendations

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2020	Responsible Parties	Roles for Each Party
Approve TID 6 Extension	CEDA Council	Communicate Act on Recommendations
Create Affordable Housing Grant Program	CEDA/Housing Committee Plan Commission Council	Convene/Communicate/Collaborate Convene/Communicate/Collaborate Act on Recommendations
Housing Plan Annual Update	Planning Staff	Complete this task
Establish Accelerated Review Schedule for Affordable Housing Proposals	CEDA/Housing Committee Planning Staff	Convene/Communicate/Collaborate Communicate/Collaborate
Amend Zoning Ordinance to Enable Parking Reductions Near Transit	Planning Staff Plan Commission Council	Communicate/Collaborate Convene/Communicate/Collaborate Act on Recommendations
Review Development Oversight Costs	Planning Staff	Complete this task
Create a Revolving Loan Fund for Housing Rehab	CEDA/Housing Committee Plan Commission Council	Convene/Communicate/Collaborate Convene/Communicate/Collaborate Act on Recommendations
Create an Affordable Housing Competitive Grant Program	CEDA/Housing Committee Plan Commission Council	Convene/Communicate/Collaborate Convene/Communicate/Collaborate Act on Recommendations
Identify Sites for Development (Vacant or Underutilized Sites)	Planning Staff	Complete this task
Create an Affordable Housing Trust Fund	CEDA/Housing Committee Plan Commission Council	Convene/Communicate/Collaborate Convene/Communicate/Collaborate Act on Recommendations

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2021	Responsible Parties	Roles for Each Party
Housing Plan Annual Update	Planning Staff	Complete this task
Policy Changes Based on Development Oversight Cost Review	Planning Staff Plan Commission Council	Communicate/Collaborate Convene/Communicate/Collaborate Act on Recommendations
Host a First-Time Homeowners Workshop	Planning Staff Local Realtor Local Lender Dane County Staff	Collaborate Collaborate Collaborate Collaborate
Acquire Sites for Development (Vacant or Underutilized Sites)	CEDA Council	Communicate Act on Recommendations
2022	Responsible Parties	Roles for Each Party
Approve TID 4 Extension	CEDA Council	Communicate Act on Recommendations
Housing Plan Annual Update	Planning Staff	Complete this task
2023	Responsible Parties	Roles for Each Party
Housing Plan Annual Update	Planning Staff	Complete this task

Thank you!

