

Housing Forward



Madison Families Need Affordable Options

- Madison is a welcoming community with a high quality of life.
- We all want Madison to be affordable for firefighters, nurses, teachers, baristas, small business owners...everyone!
- More housing options benefits residents of all ages, whether it's a young family in need of more space or older adults hoping to right-size while staying in the neighborhood they love.
- Unless we build more homes to buy or rent, people will be priced out of the places where they grew up or built their lives.

More Housing Choices

- We must re-legalize the types of homes that make so many of our more established neighborhoods desirable and build enough homes so that people from all walks of life can live all around our wonderful city.
- A mix of homes, of all sizes and prices, gives more people a chance to own their home, build wealth, and provide a solid foundation of economic stability for themselves and the next generation.

Build on What's Working

- Thanks to the policy changes and investments we've made in the last six years, there have been over 16,000 new homes built in Madison. Around 12% of new homes are affordable to low- and moderate-income families.
- We need to continue this progress by making it easier to build the types of smaller homes that we used to build and already see in many of the City's more established neighborhoods.
- Changes like these will help create enough homes so that people from all walks of life can live all around our city.



Proposals for Increasing House Choice

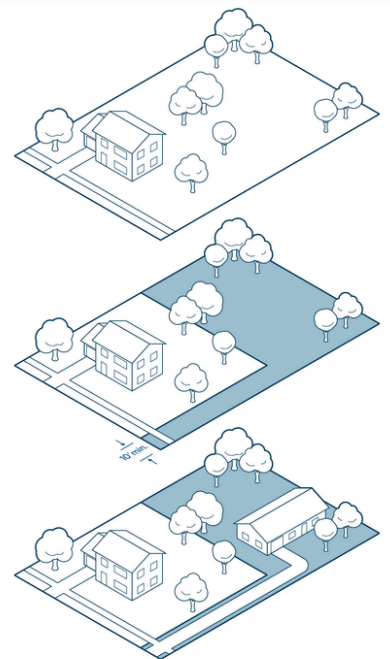


Allow duplexes or twin homes in most residential areas

- Current City zoning limits or outright bans these choices in many neighborhoods; these exclusionary zoning policies are part of what has led to not enough homes being available for people to live and work here.
- Allowing more areas of the city to support modest, small-scale homes will open the door to more homeownership choices for young families, opportunities to build generational wealth, and options for older adults to downsize while staying in their neighborhood.

Allow more property owners to split deep residential lots

- This policy would allow homeowners with a deep lot to split it into a front lot and a back lot, where a home could also be constructed. With two distinct lots, the owner could then sell one or rent.
- This would provide people with more options to earn income or downsize while staying in their neighborhood and continuing to own a home. It would also help create more homes in the city for others to buy or rent.



Simplify process for small and medium sized housing downtown

- This proposal would raise the threshold for determining whether projects have to go through a “Conditional Use” permitting process, which can both take longer and have a less predictable outcome.
- This change has already been made in many parts of the city; this proposal would extend it to the downtown district. This would create more certainty for smaller and mid-sized projects.
- All projects would continue to receive urban design review.

