



**GICH FALL RETREAT:  
Freshmen Team Reports**



Madison Housing Opportunity Commission **2015**



# GICH FALL RETREAT



## COMMITTEE 6-MONTH WORK PLAN

- **GICH TEAM WORKSESSIONS**  
- Educate ourselves – increase awareness of needs, existing policies, partners, etc.
- **GICH TEAM SUBCOMMITTEES**  
- Divide and conquer - create four (4) work groups to accomplish education process.
- **GICH TEAM PARTICIPATION**  
- Participate in Comprehensive Planning, hosting the Open House on Housing Issues.

At the Spring Retreat in Macon, Madison’s GICH Team talked frankly and broadly about current and future housing issues.

Our top priorities for the first 6 months were – Education, Research, and Participation.

The 18-member GICH Team divided into 4 committees, completed topical research, and held 8 worksessions with approximately 75% participation.



After the 3-year GICH experience, Madison’s standing public service board on housing issues will be called the Housing Opportunity Commission (HOC).

The GICH Team developed and endorsed a logo:

- 1) as an identifier with the public and elected body,
- 2) for its use during upcoming comprehensive planning, and
- 3) to convey the concepts – housing, safety, people, and joy.

The Team also agreed to compose mini-bios and establish a housing presence on the city website (both to follow).



# Committee Work



**Policy & Procedure**

- Code of Ordinances
  - Unfit Buildings
  - Demolition by Neglect
  - Minimum Maintenance
- Development Regulations
  - Zoning Ordinance
  - Subdivision Ordinance
  - Construction Standards
  - Design Criteria
- Code Enforcement



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Basic building blocks for GICH Team education included:

- Existing city ordinances affecting housing – both the Code of Ordinances and Development Regulations – reviewed with City Planning & Development Department.
- Existing code enforcement policy, staff, and implementation measures – reviewed with City Manager and Code Enforcement Officer.

The GICH Team learned that Madison’s code enforcement is primarily complaint-driven, with proactive measures limited to 2-3 Unfit Buildings and Demolition-by-Neglect actions per annum. We also learned that a staffing change was in progress, with the Police Officer assigned code enforcement duties shifting to full-time Code Enforcement Officer in July.

 **Committee Work**



■ **Housing Inventory**

- Number & Diversity
- Value
- Condition
- Occupancy



Planning & Development Department staff summarized and reviewed with the GICH Team the results of the 2014 Housing Inventory, a citywide evaluation of the community's housing stock and its current value, condition, and occupancy.

This information will be helpful going forward:

- 1) as the GICH Team agreed to host the upcoming Housing Open House for the Comprehensive Plan and
- 2) for future HOC recommendations on housing planning and policy development.

The GICH Mini-Grant was sought for the collection of supplemental housing data, specifically on housing projections, household incomes, and special needs housing.



## Committee Work





### ■ Potential Tools

- Alternatives Ordinances
- DCA's Online Tools
- Housing Acronym Chart
- Housing Glossary

The GICH Team also researched:

- Future ordinances affecting housing – Property Maintenance Code, Blight Tax Ordinance, etc.
- Extant state and federal housing tools to be shared with the public (for example, the Landlord-Tenant Handbook and Georgia Housing Search).

The Team also compiled an ongoing Acronym Chart, and a still in progress, Housing Glossary, to get everyone to speak the same language.



## Committee Work



**Partners & Program**

- Potential Local Housing Partners
- Successful Local Housing Initiatives and Strategies
- Potential State & Federal Housing Programs



Finally, the GICH Team initiated contact with local housing entities (ACTION, Habitat, Housing Authority, etc.) and invited them to share their local objectives and accomplishments.

Research also include successful housing initiatives and strategies utilized in other communities, as well as state and federal housing programs.

With these efforts, the GICH Team is aware that this is just scratching the surface and looks forward to goal setting for the next 6 months.



## Housing-Related Objectives & Accomplishments



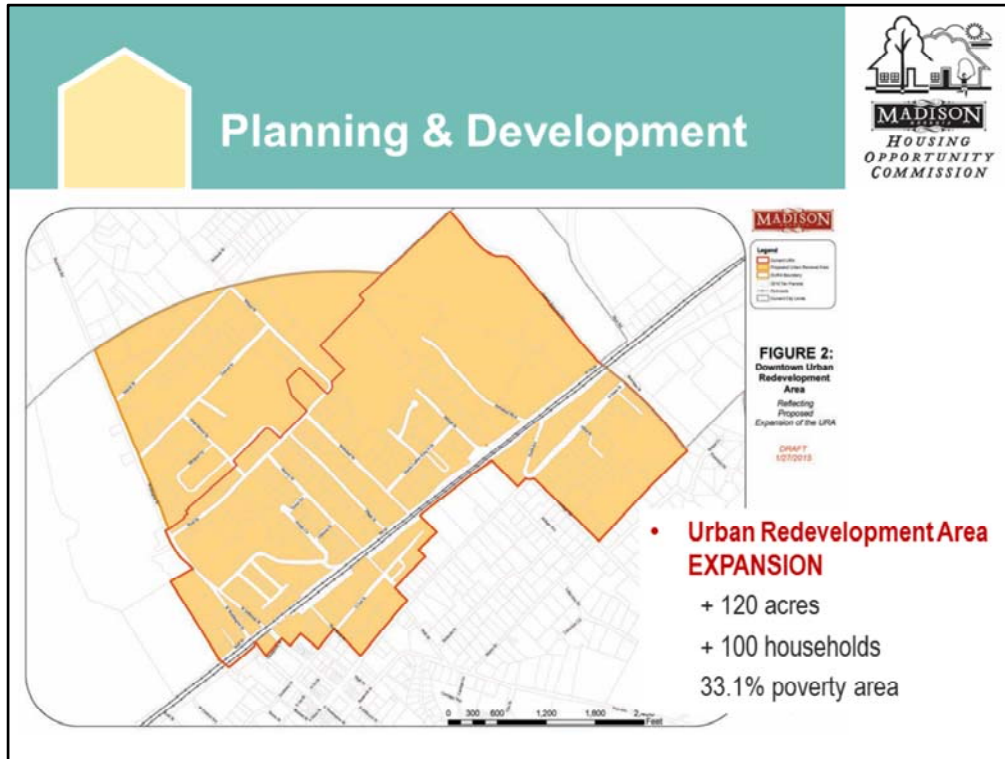
### PLANNING & DEVELOPMENT

- **EXPAND URBAN REDEVELOPMENT**  
- Add to existing URA and map other potential URAs for use in Comp Planning.
- **COMPLETE RESIDENTIAL STUDY**  
- Augment 2014 Housing Inventory, plan Housing Forum, and write Comp Plan element.
- **EXPAND TRANSFERABLE DEVELOPMENT RIGHTS PROGRAM**  
- Amend local ordinance to allow use beyond the limited pilot area.

As GICH Team members become more informed housing leaders, Madison's Planning & Development Department has existing housing work items to accomplish.

The following housing-related items have been completed in the last 6 months and demonstrate some local housing progress.





1) Our Urban Redevelopment Area - with its plan addressing existing dilapidated neighborhoods - was expanded from 400 acres to 520 acres, now covering 300 high poverty households.



# Planning & Development



### City of Madison | TDR Program

A GREENSPACE  GROWTH INITIATIVE

**Public Policy Roots**  
 In 2004, Madison's Joint City-County Comprehensive Plan identified a new potential planning tool: Transferable Development Rights (TDR). The concept was first introduced during the in tandem production of the Greenprint, a countywide environmental planning initiative sponsored in part by the Madison-Morgan Conservancy and the Trust for Public Land.

In 2009, Madison expended additional funds creating a Greenprint Addendum, micro-planning for the municipality and endorsing the use of a TDR ordinance. To craft and tailor an ordinance for the City, the Madison Planning Department worked closely with both the Madison-Morgan Conservancy and the GreenSpace Conservation Commission (GCC), the citizens board for environmental issues. The Mayor and City Council adopted the **TDR Ordinance** in May 2014, creating this severable property right and establishing a pilot TDR program.

**Ordinance & Aims**  
 Commonly, TDR programs enable property owners in designated "sending areas" to secure and sell development rights which may be purchased by property "receiving areas," thus redistributing density within a community for denser development, and sending areas typically environmental values which a community desires to preserve and its whole protect.

George had to (protecting) list and Christiane (open space and) cities of Milton adopted TDR.

Traditionally, TDR programs have been utilized on a large agricultural lands or congregate natural resources. Madis protection and connection of vital pockets of natural habitat, riparian areas, and greenspace within an existing built environment and hopes to serve as inspiration for other exurban, developed areas.



• TDR Ordinance & Program

+ First Transaction – earned \$195,000 and protected 25 acres

2015 GPA Award – Outstanding Planning Initiative





2) Our award-winning Transferable Development Rights Ordinance, which permits a potential dwelling unit to be shifted from one location to another while protecting the undeveloped land, was test driven by the City and our Downtown Development Authority. The ordinance is expected to go citywide before year end.



Planning & Development

MADISON  
HOUSING  
OPPORTUNITY  
COMMISSION



- **First LITHC & Leed Project**
  - + 44 Senior Units
  - + \$6.5M Investment
  - Inside Urban  
Redevelopment Area



3) And last but not least, Madison witnessed this month's groundbreaking of our first senior housing complex. Members of the GICH Team were present to celebrate.



Since the housing complex is in the Urban Redevelopment Area and DDA facilitated the land purchase, the City has engaged in proactive marketing measures, sharing the benefits of alternative forms of housing stock and increasing public awareness.



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