



Summer Research 2020

Analysis of the Connection
between Affordable Housing
Efficacy and Transportation
Policy in the City of Madison



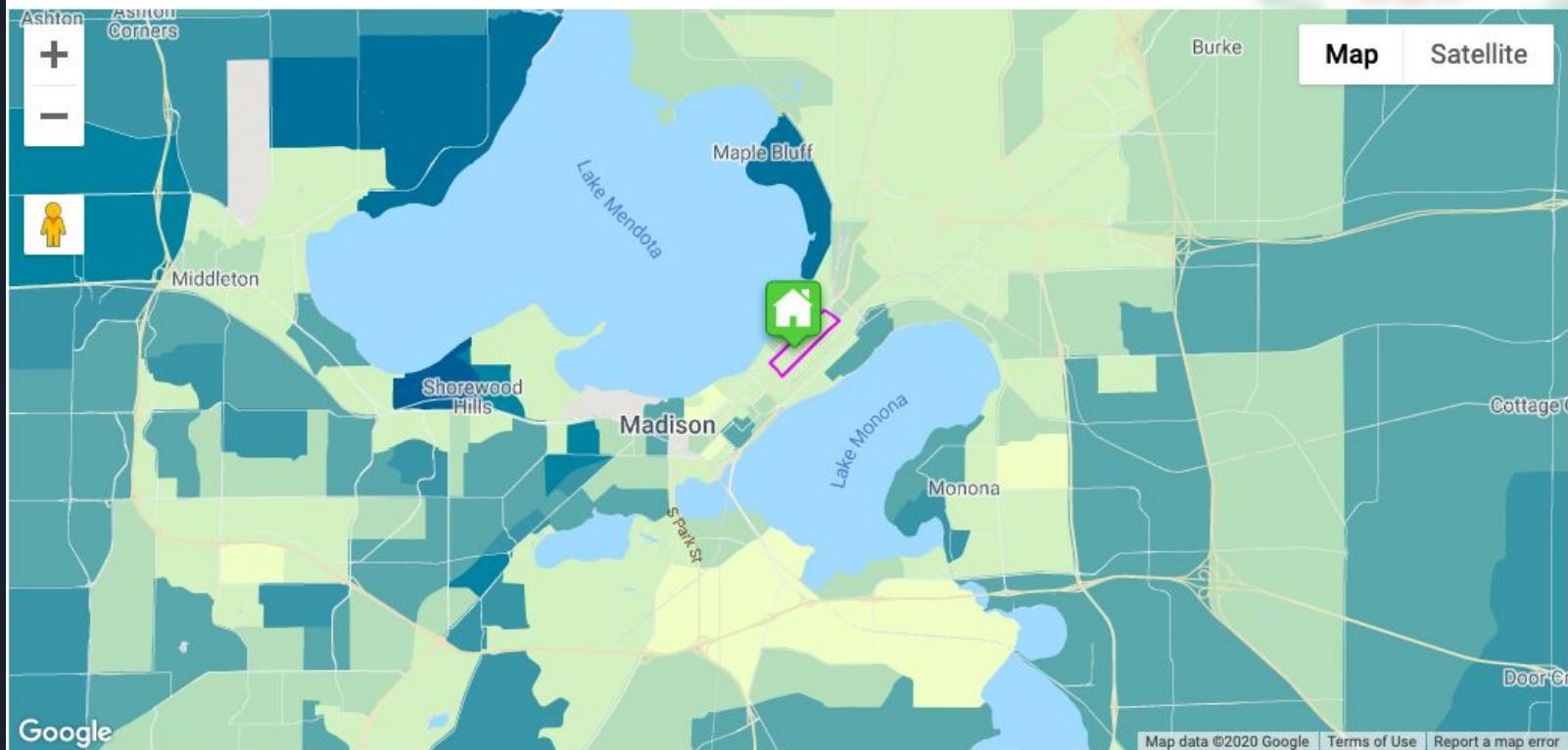
Overview/Goals

- To provide a layman look at how transportation policy in the city affects affordable housing stock.
 - Current access to areas with high density of affordable units.
 - Access for proposed projects within the city, and neighborhoods that are strongly preferred for affordable projects.
 - Underlying city policy.
- Provide evidence of how failure to appreciate the importance of transportation can lead to subpar units.
 - Lack of communication between transportation and planning departments.
 - Combined transportation+housing costs.

Household: Regional Typical Regional Moderate National Typical

Tour | [+ Share Map

Income: \$61,886 Commuters: 1.23 workers Household Size: 2.37 people



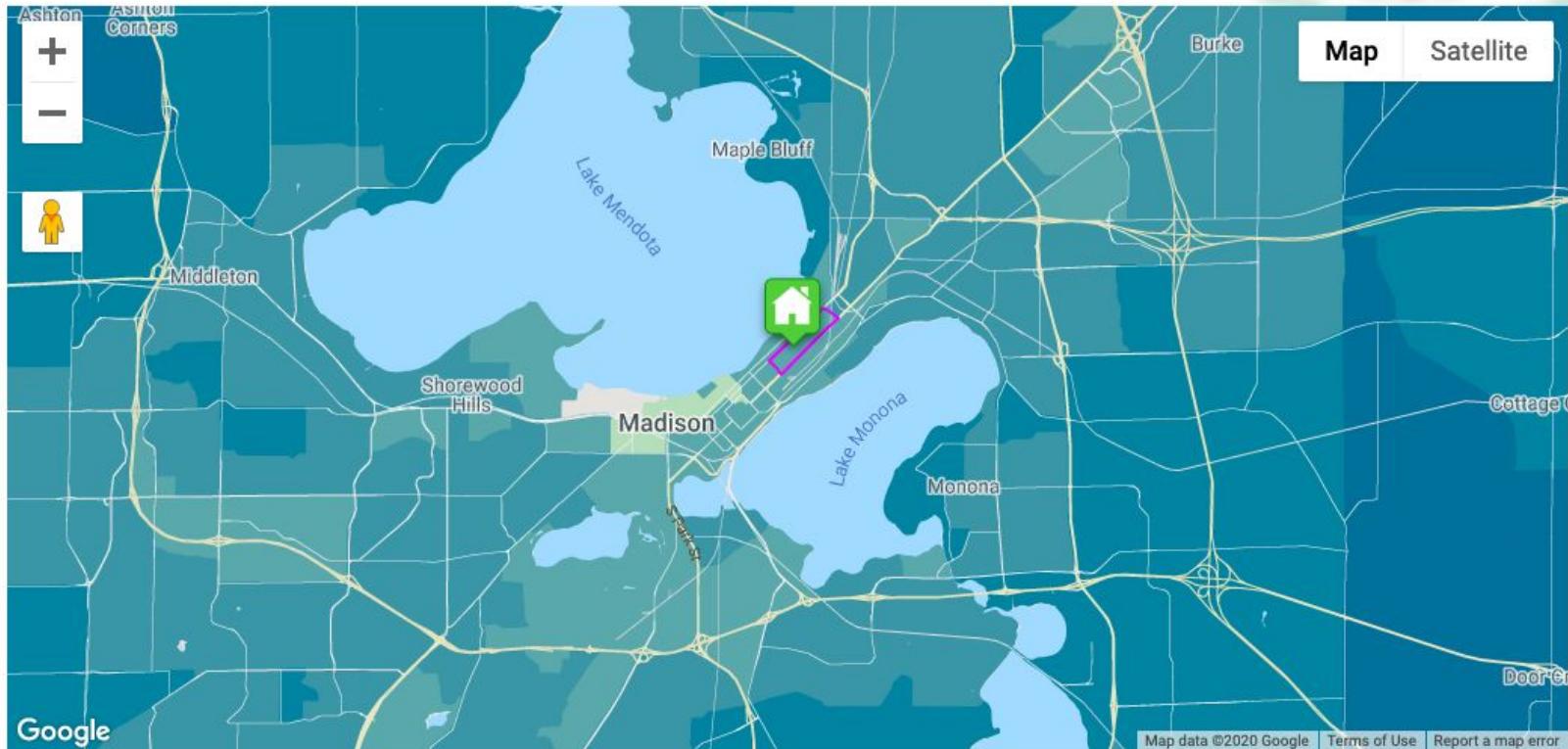
Housing Costs % Income

< 16% 16-24% 24-30% 30-36% 36-44% 44-52% 52-58% 58%+

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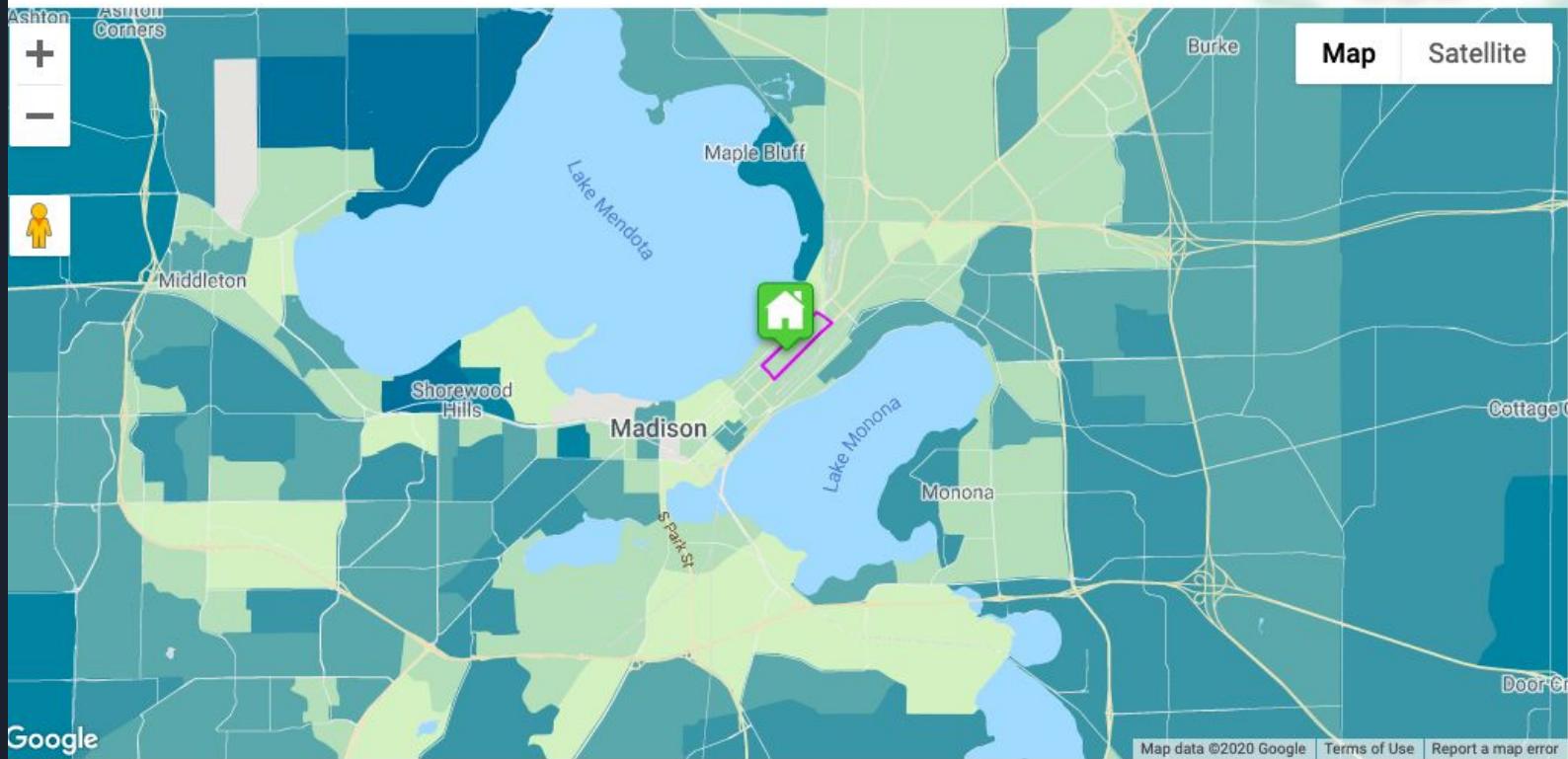
Transportation Costs % Income

< 8% 8-12% 12-15% 15-18% 18-22% 22-26% 26-29% 29%+

Household: Regional Typical Regional Moderate National Typical

Tour | [+ Share Map

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Housing + Transportation Costs % Income

< 24% 24-36% 36-45% 45-54% 54-66% 66-78% 78-87% 87%+



Pre-Covid

- Before the Covid-19 pandemic plans were for a comprehensive review based on interviews with operators, riders, city officials, and advocates supplemented by analysis of pre-existing transit and affordable housing data.
 - Interviews became more difficult to obtain with the inability to conduct face-to-face interviews and surveys.
 - Focus has shifted to more on the official and advocate side, where people are more available.
- Snowballing Approach.



Current Research

- I began in late May, collecting interviews with city officials.
 - Ben Lyman: transportation board
 - Julia Speares/Kevin Firchow: planning
 - Alders
- Mixed results due to the many, many unforeseen events of 2020.
 - Has reduced response rates, especially among Alders/
 - Community outreach and difficulties.
- Analysis of Current Projects
 - Emphasis on lack of interconnection between planning and transportation.



Key Takeaways/Emphasis

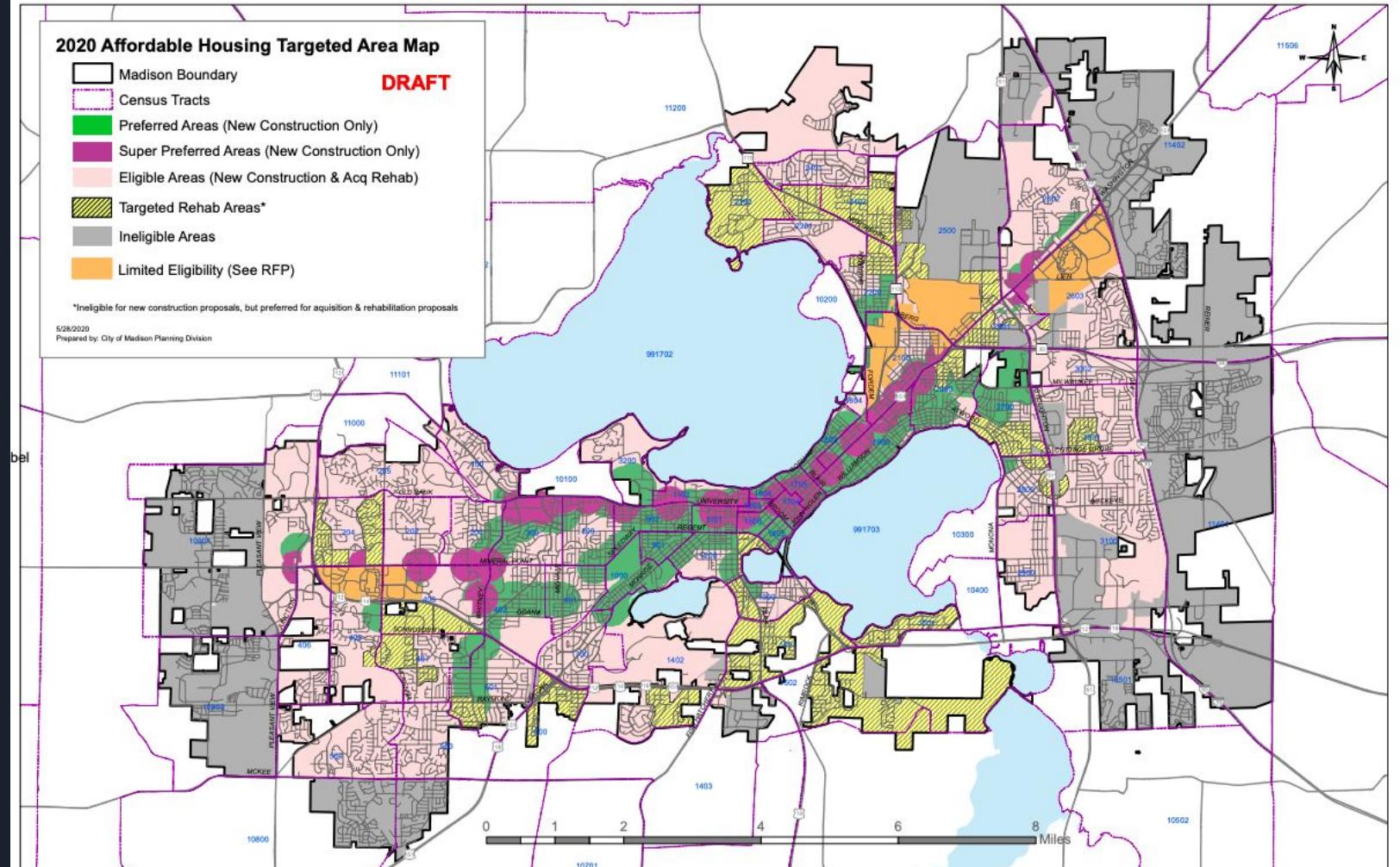
- Lack of organizational structure and attention towards transportation from planning.
- Lack of Developers leading to compromises.
 - Effective segregation.
 - Other considerations prevailing over transportation.
- Damage of Dearth of Transportation Options.
 - Creating urban traps versus opportunity.
 - Unaffordable costs of affordable housing.

2020 Affordable Housing Targeted Area Map

- DRAFT
- Madison Boundary
 - Census Tracts
 - Preferred Areas (New Construction Only)
 - Super Preferred Areas (New Construction Only)
 - Eligible Areas (New Construction & Acq Rehab)
 - Targeted Rehab Areas*
 - Ineligible Areas
 - Limited Eligibility (See RFP)

*Ineligible for new construction proposals, but preferred for acquisition & rehabilitation proposals

5/28/2020
Prepared by: City of Madison Planning Division





Goals Going Forward

- July:
 - Continue to gather data on current state of transportation access to areas.
 - Gather data on economic impact of affordable housing location.
 - Assess current access to transportation and amenities at current and proposed sites for affordable housing.
 - Interview members of the public and community advocates to gather more information on the impact of transportation on people in the community.
- August
 - Compilation of interviews and data into final project.
 - Hopeful to create a research paper that could be published and lays out my findings through data analysis, first-hand case studies, and laymen terminology. Goal is to conclude with advice for best practices moving forward to improve affordable housing through transit policy.



Q&A