

REGIONAL HOUSING PRIORITIES, STRATEGIES AND ACTION ITEMS, 2024 - 2028

Priorities

The HAC’s five housing priorities articulate the overarching goals to accomplish through the RHS. These priorities are underpinned by the core values and aim to achieve the RHS vision.

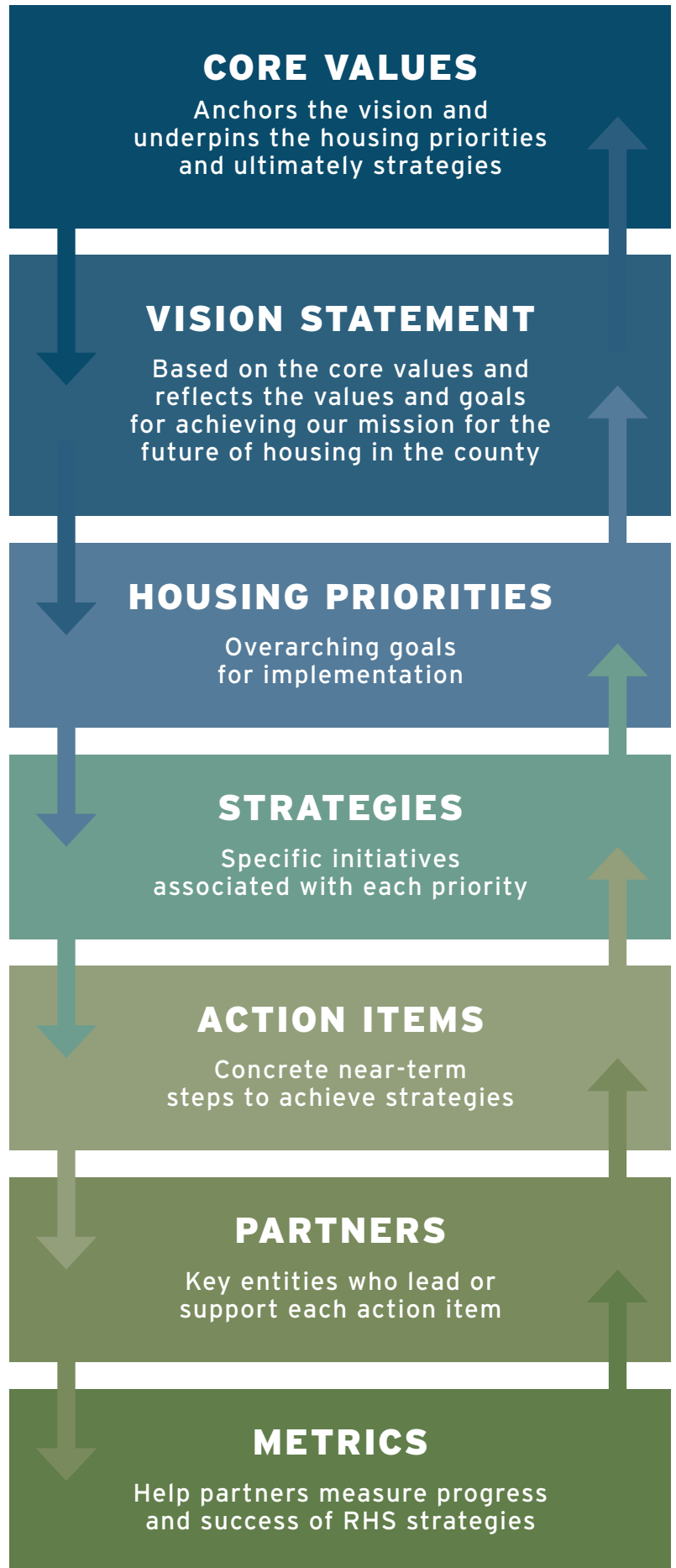
Strategies

The HAC identified 17 strategies to be included in the RHS, each associated with a housing priority. These strategies leverage current policies and programs, and bring new approaches to address the housing crisis.

Action Items

HAC members then identified specific action items (i.e., concrete near-terms steps) for each strategy and partners to lead or support implementation of each action item. Finally, the HAC selected at least one measurable metric for each strategy to measure implementation progress and success.

The following pages include a summary of housing priorities, strategies and action items. They also include an implementation matrix, with metrics, that serves as a guide for all housing partners to measure progress toward achieving the vision for housing in Dane County.



HOUSING PRIORITIES AND STRATEGIES, 2024-2028

HOUSING PRIORITY:

INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS.

STRATEGY 1: **EXPAND OR CREATE AFFORDABLE HOUSING FUNDS.**

STRATEGY 2: **INCREASE THE USE OF TID FUNDING TO CREATE AFFORDABLE HOUSING UNITS.**

STRATEGY 3: **EXPAND USE OF COMMUNITY LAND BANKS.**

HOUSING PRIORITY:

INCREASE THE OVERALL NUMBER OF HOUSING UNITS.

STRATEGY 4: **ADVANCE ZONING REFORMS AND UPDATE LOCAL ZONING CODES.**

STRATEGY 5: **INCREASE LOCAL CONSTRUCTION WORKFORCE AND DEVELOPMENT CAPACITY.**

STRATEGY 6: **LEAD COUNTYWIDE EDUCATION TO SUPPORT AFFORDABLE HOUSING.**

STRATEGY 7: **ASSESS POTENTIAL FOR HOUSING IN RURAL DEVELOPMENT AREAS.**

HOUSING PRIORITY:

PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR THE MOST VULNERABLE POPULATIONS.

STRATEGY 8: **EXPAND RACIAL EQUITY AND INCLUSION TRAINING, EDUCATION AND COMMUNICATIONS AROUND HOUSING.**

STRATEGY 9: **DEVELOP OR EXPAND RENTER ASSISTANCE PROGRAMS.**

STRATEGY 10: **UTILIZE TAX INCREMENT DISTRICT (TID) EXTENSION FUNDING FOR AFFORDABLE HOUSING.**

STRATEGY 11: **EXPAND RESOURCES FOR FAIR HOUSING ENFORCEMENT.**

HOUSING PRIORITY:

REHABILITATE AND PRESERVE AFFORDABILITY OF EXISTING HOUSING.

STRATEGY 12: **SUPPORT ACQUISITION AND REHABILITATION OF AFFORDABLE UNITS.**

STRATEGY 13: **INCREASE ASSISTANCE FOR ENERGY EFFICIENCY RETROFITS AND UPGRADES.**

STRATEGY 14: **EXPAND/CREATE LOAN FUNDS FOR HOME RENOVATIONS.**

HOUSING PRIORITY:

PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP.

STRATEGY 15: **EXPAND/CREATE HOMEBUYER EDUCATION AND ASSISTANCE PROGRAMS.**

STRATEGY 16: **INCREASE AFFORDABLE HOMEOWNERSHIP PRODUCTION.**

STRATEGY 17: **EXPAND USE OF COMMUNITY LAND TRUSTS (CLTs).**

STRATEGY 1: EXPAND OR CREATE AFFORDABLE HOUSING FUNDS.

HOUSING PRIORITY: INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
1.1 Increase private sector, municipal, County and State funding for affordable housing, including grants, beyond what currently exists.	Private Sector, County, State, Municipalities, WHEDA	
1.2 Build 250 affordable single-family for-sale homes through acquisition and rehabilitation or new development annually.	Public & Private Sector, State, Non-profit	
1.3 Partner with the private sector on a fundraising initiative (such as a per employee donation) and identify use of funds to support affordable and workforce housing.	Private Sector, County	Chambers, Municipalities, Workforce Development Board
1.4 Collaborate with Madison Workforce Housing Fund to scale efforts.	Madison Development Corporation, United Way, Employers, County	
1.5 Expand Dane County funding to support broader types of projects, including smaller multi-family projects; acquisition/rehab; owner-occupied; projects that are not competitive for LIHTC 9% tax credits; prioritize projects with public transit access and connectivity, low energy use, green infrastructure and climate resiliency.	County	
1.6 Require longer affordability periods for projects receiving support from the Dane County Affordable Housing Development Fund.	Housing Advocates, Residents	County
1.7 Advocate for local bond financing that supports affordable housing goals.	Municipalities	Residents, Non-Profit Housing Organizations, Developers/Builders, Realtors
METRICS		
<ul style="list-style-type: none"> • Annual funding from County and municipalities for affordable housing • Annual funding from the private sector for affordable housing • Number of new affordable units funded annually, both rental and for-sale single-family 		

STRATEGY 2: INCREASE THE USE OF TIF FUNDING TO CREATE AFFORDABLE HOUSING UNITS.

HOUSING PRIORITY: INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
2.1 Provide model TIF policies for prioritizing affordable housing and evaluating proposed developments.	Cities and Villages Association	County, WAPA, University of Wisconsin-Madison
2.2 Update municipal TIF policies to incentivize use of TIF for housing that achieves desired policy objectives (e.g., affordability, equity, sustainability, location near jobs, schools, transit).	Cities and Villages	Private Sector, County, Developers
2.3 Create incentives (e.g. grants, CDBG, matching funds) that work with and leverage TIF to create affordable and workforce housing and achieve other policy outcomes (e.g., housing near jobs, schools, childcare, grocery, transit).	Municipalities, County	Private Sector/ Developers
METRICS		
<ul style="list-style-type: none"> • Number of affordable housing units supported with TIF • Number of municipalities that update their TIF policies to promote affordable housing • Number of municipalities that use bond financing for affordable housing 		

STRATEGY 3: EXPAND THE USE OF COMMUNITY LAND BANKS.

HOUSING PRIORITY: INCREASE THE NUMBER OF HOUSING UNITS ATTAINABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
3.1 Identify best practices and lessons learned from the City of Madison land bank experience.	City of Madison, County	
3.2 Increase education/awareness among stakeholders about the community land bank tool.	County	Affordable Housing Action Alliance (AHAA)
3.3 Identify publicly owned land (or land bank land) that could be developed and included in local land trust.	County, MACLT	
3.4 Develop working group to evaluate creating a regional entity that facilitates collaboration among municipal land banks and Dane County.	AHAA	Cities, Villages, Badger State Housing Alliance, County
3.5 Support capacity building and increased funding for Madison Area Community Land Trust (MACLT)	County, Municipalities	MACLT
METRICS		
<ul style="list-style-type: none"> • Number of residential lots or acres from land banks that become affordable housing • Number of lots or acres added to land banks 		

STRATEGY 4: ADVANCE ZONING REFORMS AND UPDATE LOCAL ZONING CODES.

HOUSING PRIORITY: INCREASE THE OVERALL NUMBER OF HOUSING UNITS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
4.1 Identify housing as a priority in comprehensive planning processes.	Municipalities, County	
4.2 Plan for, support and incentivize growth, including a mix of housing types, in mixed-use, walkable and transit-supportive areas and corridors.	Capital Area Regional Planning Commission (CARPC), Greater Madison Metropolitan Planning Organization, County	Cities and Villages
4.3 Identify funding sources for local zoning amendments to better facilitate the creation of a variety and number of new of housing units.	Cities and Villages, County, WHEDA, State of WI	
4.4 Draft model ordinances that incorporate best practices and options for a variety of zoning updates.	County	
4.5 Increase education efforts to build the case for zoning reforms for both elected officials and residents, including new state incentives related to zoning and regulatory reforms.	Cities and Villages	County, Cities and Villages Association, Madison Area Builders Association, Developers/Builders, Realtors
4.6 Streamline the permit process to reduce approval and development time, housing costs, and development uncertainty (e.g., reducing the number of levels of approval).	Cities and Villages	
4.7 Support, encourage and incentivize private and non-profit housing developers to work together to increase supply.	Cities and Villages, Non-profits, Banks, County, Community Development Finance Institutions (CDFIs)	County
4.8 Update zoning codes to allow context-appropriate multifamily by right in certain residential zones.	Cities and Villages	County
4.9 Eliminate minimum lot sizes, and reduce set-back requirements and minimum parking requirements.	Cities and Villages	
METRICS		
<ul style="list-style-type: none"> • Share of residential-zoned areas that permit up to four units per lot by right • Jurisdictions with specific zoning elements • Number of communities that have implemented housing-related zoning reforms (and what they're doing) 		

STRATEGY 5: INCREASE LOCAL CONSTRUCTION WORKFORCE AND DEVELOPMENT CAPACITY.

HOUSING PRIORITY: INCREASE THE OVERALL NUMBER OF HOUSING UNITS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
5.1 Conduct feasibility study to identify strategies to expand construction workforce supply.	County, Technical Colleges, Building Trades, Workforce Development Board, Big Step, Employers, Madison Area Builders Association, Developers	
5.2 Provide additional funding to increase building trade programming at technical colleges.	Building Trades, Builders, Employers, Technical Colleges	
5.3 Increase partnerships/collaboration with the local building trade council and local technical colleges to increase apprenticeship opportunities and other employment pathways, including for formerly incarcerated and other marginalized populations.	Technical Colleges, UW Madison School of Real Estate, Workforce Development Board of South Central Wisconsin, Building Trades, Madison Region Economic Partnership (MADREP), WHEDA, State of WI	
5.4 Actively train, support and recruit private and non-profit housing developers (i.e. ACRE participants, and others); including provide seed capital for new and emerging developers in the form of equity, predevelopment funds, low interest loans, grants or loan guarantees.	Technical Colleges, UW Madison School of Real Estate, Workforce Development Board of South Central Wisconsin, Building Trades, WHEDA, State of WI, City of Madison, Madison Development Corporation, Forward Community Investments, County	
METRICS		
<ul style="list-style-type: none"> Workers in construction industry Students/trainees at local technical colleges and in building trades apprenticeships Number of construction job vacancies Number of apprenticeships offered by local trade unions 		

STRATEGY 6: LEAD COUNTYWIDE EDUCATION TO SUPPORT AFFORDABLE HOUSING.

HOUSING PRIORITY: INCREASE THE OVERALL NUMBER OF HOUSING UNITS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
6.1 Identify a champion of housing education and vision within each community; or create local housing coalition or municipal housing committee.	Municipalities	County
6.2 Track, evaluate and report annually on RHS metrics and progress with partners.	County, Municipalities, Non-Profit Housing Organizations, WHEDA, Private Sector	
6.3 Create a comprehensive countywide housing website.	County	
6.4 Prepare education booklet for Accessory Dwelling Units (ADUs).	County	
6.5 Prepare education booklet for “Missing Middle” housing types.	County	
6.6 Develop a countywide communication and marketing plan and campaign to educate the public about the housing crisis, the need for affordable housing and the root causes of housing inequities.	County, Realtors	
METRICS		
<ul style="list-style-type: none"> Total mailings/ trainings/ housing website clicks/ downloads/ visitors Booklets distributed by location and outreach method Traffic to and number of clicks on RHS and comprehensive housing websites 		

STRATEGY 7: ASSESS POTENTIAL FOR HOUSING IN RURAL DEVELOPMENT AREAS.

HOUSING PRIORITY: INCREASE THE OVERALL NUMBER OF HOUSING UNITS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
7.1 Increase funding for infrastructure improvements to increase accessibility to services and amenities for rural residents.	County	Towns
7.2 Tailor education strategy to geographic and socioeconomic characteristics of individual towns.	County	Towns
7.3 Identify and inventory housing types (twin homes, ADUs, condos, etc.) and strategies to support rehabilitation of existing units and new construction in rural development areas.	County	Towns, Market-rate and Affordable Developers
7.4 Explore incentives for rural housing production from the USDA Rural Development Department, Associated Bank, etc. and publish sources on County website.	County	Towns
METRICS		
<ul style="list-style-type: none"> • Acres identified and zoned for housing in rural areas • Number of existing and new rental units in towns and small villages • Extent that there is adequate infrastructure in rural housing areas (for healthcare, food, transit, employment, amenities) 		

STRATEGY 8: EXPAND RACIAL EQUITY AND INCLUSION TRAINING, EDUCATION AND COMMUNICATIONS COUNTYWIDE.

HOUSING PRIORITY: PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR THE MOST VULNERABLE POPULATIONS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
8.1 Develop or identify educational resources, and identify intended forums and community audiences, working with local experts on racial equity issues.	County, City of Madison, County Office of Equity and Inclusion	
8.2 Conduct programs and training on racial equity and inclusion around housing to reduce racial disparities in housing and homeownership	County, City of Madison	Municipalities, Non-profits
METRICS		
<ul style="list-style-type: none"> • Number and type of new racial equity and inclusion training programs • Number of residents who received outreach, including clerks, mailings, and pre-post outreach surveys • Number of people of color employed in real estate and banking industry 		

STRATEGY 9: DEVELOP OR EXPAND RENTER ASSISTANCE PROGRAMS.

HOUSING PRIORITY: PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR THE MOST VULNERABLE POPULATIONS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
9.1 Increase funding to expand non-profit and municipal staff capacity for renter assistance, as well as for programs that support existing renters at risk of displacement, that provide case management services, and help transition COVID-era rental assistance to ongoing assistance.	County	
9.2 Identify dedicated staff to connect renters with programs or resources (e.g. Tenant Resource Center and Legal Action Wisconsin) and strengthen partnerships and funding toward those resources.	County	
9.3 Develop Dane County website with renter assistance programs.	County	
9.4 Create policy requiring landlords receiving County assistance provide proof of housing choice voucher acceptance.	County	
9.5 Continue funding for eviction prevention funds.	County, City of Madison	
9.6 Identify or draft sample ordinances that jurisdictions can adopt on rent abatement/anti-retaliation.	City of Madison, County, Building Inspection Department	
METRICS		
<ul style="list-style-type: none"> • Annual funding dedicated to rental assistance • Number of households served by rental assistance programs • New programs or partnerships that provide housing support services or housing navigation services 		

STRATEGY 10: UTILIZE TAX INCREMENT DISTRICT (TID) EXTENSION FUNDING FOR AFFORDABLE HOUSING.

HOUSING PRIORITY: PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR THE MOST VULNERABLE POPULATIONS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
10.1 Advocate for State legislative changes to increase flexibility in TID extension funding, and allow for 2-or 3-year extensions.	Cities and Villages Association, State of WI	Towns Association
10.2 Conduct outreach and programming for municipal partners to share resources, best practices, and experiences with using TID Extension Funds.	County	
10.3 Develop educational materials to communicate benefits of TID Extension funding for affordable housing objectives to community members, elected officials and taxing jurisdictions (e.g. school districts).	County	
METRICS		
<ul style="list-style-type: none"> • Amount of TID extension funding available • Amount of TID extension funding used • Upcoming TID closure dates • TIDs that will expire without extension • Sources used to leverage funding 		

STRATEGY 11: EXPAND RESOURCES FOR FAIR HOUSING ENFORCEMENT.

HOUSING PRIORITY: PROVIDE HOUSING, RESOURCES AND PROTECTIONS FOR THE MOST VULNERABLE POPULATIONS.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
11.1 Increase funding for investigative staff to enforce fair housing laws at the County level.	County	
11.2 Increase funding for fair housing community organizations that provide legal representation/mediation services.	County	
11.3 Identify and share sample ordinances on fair housing.	County, Municipalities, WI Fair Housing Council	
11.4 Expand partnerships with the Fair Housing Council, and between the Madison Civil Rights Office, Office of Equity and Inclusion, and other county stakeholders.	County, City of Madison, Municipalities, County Office of Equity and Inclusion	
11.5 Expand outreach and education efforts around fair housing, including to communities to increase violation reporting, and to landlords to increase awareness of fair housing laws.	City of Madison, Dane County, WI Fair Housing Network, Local Building Inspectors	
METRICS		
<ul style="list-style-type: none"> • Jurisdictions with rent abatement or fair housing ordinances • Amount of funding for fair housing enforcement • New fair housing programming 		

STRATEGY 12: SUPPORT ACQUISITION AND REHABILITATION OF AFFORDABLE UNITS

HOUSING PRIORITY: REHABILITATE AND PRESERVE AFFORDABILITY OF EXISTING HOUSING.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
12.1 Increase funding to non-profit housing groups to acquire/ rehabilitate and maintain properties (e.g. MACLT, Common Wealth) to create permanent affordable housing.	County, Municipalities, Private Sector	
12.2 Increase funding to non-profit entities for acquisition/ rehabilitation with energy efficiency modifications.	Municipalities, County	
12.3 Develop a fact sheet explainer on the importance of affordable housing preservation and investment.	County	
12.4 Inventory and map older housing stock (NOAH) in 1) low- and moderate-income census tracts, 2) rural census tracts, and 3) countywide, to protect and preserve older units.	County	
12.5 Develop list of expiring tax credit properties and identify strategies, and best practices (e.g., lease to purchase programs) to retain affordability.	WHEDA, County, City of Madison	
12.6 Develop model legal language that can be used to deed restrict properties to require long-term affordability.	UW Law, Private Law Firms	County, City of Madison
12.7 Educate communities and industry on new state loans targeted to small-scale rehab and conversion of commercial space to affordable residential.	WHEDA, County	
METRICS		
<ul style="list-style-type: none"> • Homeownership units acquired and rehabbed annually, (with focus on percent increase, and share that is affordable/attainable) • Annual funding dedicated to affordable housing preservation • Rental units rehabbed annually 		

STRATEGY 13: INCREASE ASSISTANCE FOR ENERGY EFFICIENCY RETROFITS AND UPGRADES.

HOUSING PRIORITY: REHABILITATE AND PRESERVE AFFORDABILITY OF EXISTING HOUSING.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
13.1 Identify funding source for additional energy efficiency grants for multifamily properties that ensure affordability, and for income-qualified homeowners.	County, Municipalities	Utility Companies, Focus on Energy
13.2 Increase partnerships between municipalities and Elevate Energy, Sustain Dane and Project Home.	Municipalities	County
13.3 Partner with the County's Office on Climate Change on housing education initiatives, funding opportunities, and other energy and sustainability projects.	County, Municipalities	
13.4 Expand homebuyer roundtable programs related to home maintenance, repair and rehabilitation, and energy efficiency for homeowners of all income levels, particularly people of color and other underrepresented groups	Home Buyers Round Table of Dane County, Project Home, County, WI Apartment Owners Association, Banks	
13.5 Incorporate green infrastructure into residential development to help reduce stormwater runoff, lower surface temperatures and lower utility costs.	CARPC, Municipalities	
METRICS		
<ul style="list-style-type: none"> • Number of units rehabbed with energy retrofits, including data by household income of recipient and by NOAH status (whether the rents meet FMR standards) • Amount of energy saved/ climate impact or amount people saved with retrofits 		

STRATEGY 14: EXPAND/CREATE LOAN FUNDS FOR HOME RENOVATIONS.

HOUSING PRIORITY: REHABILITATE AND PRESERVE AFFORDABILITY OF EXISTING HOUSING.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
14.1 Identify funding sources, grants and loans, and expand existing programs for homeowner renovations, energy efficiency upgrades, and remediation. Ensure access to people of color and under-represented groups.	Municipalities, County	
14.2 Create a fact sheet and/or programming about available programs, including eligibility criteria.	WHEDA, County, Non-Profits	
METRICS		
<ul style="list-style-type: none"> • Number of homes renovated through the fund • Amount of money in the program(s) • Number of people of color served 		

STRATEGY 15: EXPAND/CREATE HOMEBUYER EDUCATION AND ASSISTANCE PROGRAMS.

HOUSING PRIORITY: PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
15.1 Increase funding, education and support for: a) First-time homebuyer education; b) Credit score coaching; c) Financial literacy classes, and post-purchase support; d) Home repair/rehab grants for homebuyers that are purchasing older homes; and e) Programs that support historically marginalized groups, including Urban Triage, Own It - Building Black Wealth.	County, Municipalities, Private Sector, WHEDA	
15.2 Build 250 affordable single-family for-sale homes through acquisition and rehabilitation or new development annually.		
15.3 Develop list of expiring tax credit properties and identify strategies and best practices to retain affordability.	County, WHEDA, Banks, CDFIs	
15.4 Expand collaboration between developers and financial institutions offering second mortgage programs.	Developers, Banks, County	
15.5 Develop technical assistance trainings on LIHTC conversions for non-profit developers and tenants interested in pursuing lease-to-purchase programs.	County	
15.6 Conduct outreach and education to key stakeholders on new WHEDA funding for homeowner assistance.	Real Estate Industry, WHEDA, Homebuyers Roundtable	County
METRICS		
<ul style="list-style-type: none"> • Homeownership rate for low- and moderate-income households and Black households • Annual number of households completing homeownership programs, credit score coaching and financial literacy classes, including participation by race/ethnicity • Number of first-time homebuyers and vouchers to see if more support is needed 		

STRATEGY 16: INCREASE AFFORDABLE HOMEOWNERSHIP PRODUCTION.

HOUSING PRIORITY: PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
16.1 Partner with non-profit and mission-based developers to scale their capacity.	County, Municipalities, Non-Profit Housing Providers	Real Estate Industry
16.2 Increase flexible funding and access to funding for Habitat for Humanity, Madison Area Community Land Trust, Wisconsin Partnership for Housing Development, and similar entities to create new permanent affordable housing.	County	
16.3 Identify and facilitate sale or lease of publicly owned land to non-profit and private developers for affordable homeownership housing developments.	Municipalities	County
METRICS		
<ul style="list-style-type: none"> Affordable homeownership units built, including detail on housing type and project type Number of units converted to permanent affordable housing, with detail on housing type and project type Requirements/criteria necessary to qualify for funding 		

STRATEGY 17: EXPAND USE OF COMMUNITY LAND TRUSTS (CLTS).

HOUSING PRIORITY: PROVIDE MORE PATHWAYS TO HOMEOWNERSHIP.		
ACTION STEPS	IMPLEMENTATION PARTNERS	
	LEAD	SUPPORT PARTNERS
17.1 Identify best practices and education guide for CLTs, working with Wisconsin Community Land Trust Network and Grounded Solutions Network.	MACLT, County	Wisconsin Community Land Trust Network
17.2 Identify potential land that could be developed and included in a CLT.	Municipalities	County, School District
17.3 Create financial incentives for developers to build units in partnership with MACLT (e.g., provide density bonus if units are added to community land trust).	Municipalities	County
METRICS		
<ul style="list-style-type: none"> • Number and location of homes in CLTs • Track use and outcomes of land banks • How land trusts affect affordability and resident tenure 		