

Anthony (Nino) Amato – Dist. 9
Spring 2023 Alder Candidate Primary Questionnaire

1. The City of Madison continues to put money into affordable housing, but we can't develop affordable housing fast enough or in a large enough quantity for people with incomes that are at or below 30% of the Area Median Income (AMI). What new ideas would you bring to the table to assist us in getting more affordable housing for people at or below 30% AMI?

The Mayor & City Council needs to "walk-their-talk" on expanding affordable and inclusionary housing in Madison. Following the April 6th Election, the City Council needs to establish an Affordable Housing Crisis Task Force which would include UW housing experts, retired section 8 developers, Madison's Legislators, the Mayor's Designee and 4 City Council members – and make specific recommendations on maximizing state & federal affordable housing programs by (1) utilizing city own vacant buildings, surplus land and city vehicle right-aways land; and (2) develop a cost-effective affordable housing model for a collaborative public-private partnership, for inclusionary and inter-generational housing co-ops; for long-term low- and moderate-income families and single people.

2. Much of the affordable housing that is currently being built in our area is Section 42 tax credit housing in which the Area Median Income (AMI) is used to determine rent amounts. And because the AMI is so high in Dane County the rent for many of the units ends up being close to market rate. What can we do to make sure that the affordable housing we build ends up being affordable enough to reach lower incomes? Should Section 42 developments that receive city funding be required to have more units affordable for those at or below 30% of AMI than they do now?

It's time for the Mayor & City Council Members to a lead role, statewide, in changing the "Housing Crisis Narrative." Since there are no easy solutions to Section 42 Development Challenges based on current state and federal laws – the City of Madison must get out in front of this housing crisis by building a "Bi-partisan WI. Collaborative Affordable Housing Partnership with like-minded municipal members with the Wisconsin League of Municipalities, to lobby our Congressional Delegation, to draft a new source of funding for "Re-building America's Affordable Housing Infrastructure, through municipal and county 'bonding authority and innovative green-housing infrastructure design, for long-term housing sustainability.

3. We need more nonprofit developers who are willing to build affordable housing and keep it affordable for longer periods of time. What can we do to get more nonprofit developers in our community and support their growth and success?

Please reference my answer to Question #1, which would be part of this Task Force mission, to come up with a public-private non-profit affordable housing business model, that would attract investors and socially conscious developers.

4. Most affordable housing is only affordable for a period of 40 years or less, meaning our investment in affordable units is lost after a set time. Please discuss any ideas that you have for keeping affordable housing in Madison affordable long-term?

The period of 40 years legislation, never made sense, as it relates to affordable housing for essential workers and low income residents and need to be amended, with no time restrictions.

5. Tenants in the city and county have had access over the last couple of years to eviction prevention and security deposit funds thanks to the federal government's COVID relief funding. These funds – the CORE program – likely will end in 2023. Do you think the city should prioritize providing more funds once the COVID money ends and if so, please give some ideas of sources of funding?

Yes but given the levy limits on local units of government, 2.0 CORE program needs to be developed and the only way that will happen, is if Democrats take back the House, Keep the Senate and maintain the White House in the 2024 Presidential and Congressional Elections.

6. Are there any changes that the city could make – zoning requirements, paperwork, etc. – that could make affordable housing development and operation easier and more attractive to nonprofits and businesses, and also less burdensome for tenants who have to complete a lot of paperwork and meet reporting requirements?

Please reference my answer in Questions #1 which would be part of this Task Force mission to look at the current zoning requirements, approval process timetable and government papers work – and make recommendations to improve more swiftly the approval process since time is money, both in delays and construction materials – and look at creating a “City Ombudsman Program, who would not only trouble shoot barriers to a proposed project, but would also make recommendations to the Mayor and City Council members for “continuous process improvement of the planning and approval process.