



Office of the Mayor

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August 6, 2026

Re: Letter of Support for the Repositioning of Gay Braxton Public Housing

To CDA Board of Commissioners:

On behalf of the City of Madison, I am pleased to express my strong support for the Madison Community Development Authority's (CDA) proposal to remove the 60-unit Gay Braxton public housing development from the Public Housing program and reposition the property as part of the continued redevelopment of the Triangle neighborhood.

For decades, Gay Braxton has provided affordable housing for Madison residents. However, the property has reached the end of its useful life. The buildings are aging, require significant capital investment, and no longer meet the standards of housing quality, accessibility, energy efficiency, and sustainability that our community expects and deserves. While the CDA has worked diligently to maintain the property, continued investment in the existing structures is neither financially prudent nor consistent with the City's long-term vision for the neighborhood.

The proposed repositioning represents a thoughtful and strategic solution that will preserve deeply affordable housing while creating substantially better homes for current and future residents. Through this effort, the CDA will be able to commit 60 Project-Based Vouchers to the next phase of redevelopment on the adjoining site, a project that has already secured Low-Income Housing Tax Credit financing. This coordinated approach leverages federal housing resources to maximize investment in affordable housing and ensures that redevelopment can move forward without delay.

Most importantly, this initiative will provide current Gay Braxton residents with the opportunity to move into newly constructed homes that offer modern amenities, improved accessibility, significantly greater energy efficiency, and a healthier living environment. These new homes will better meet the needs of families while reducing long-term operating and utility costs through sustainable building practices.

The proposal is fully consistent with the City's adopted plans for the Triangle neighborhood. For many years, the City of Madison has partnered with residents, neighborhood organizations, and the CDA to transform the Triangle into a vibrant, mixed-income, sustainable community that expands housing opportunities while strengthening neighborhood connections. Repositioning Gay Braxton is an important next step in achieving that vision and fulfills the long-term redevelopment goals established through extensive community engagement and planning.

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The City of Madison values its longstanding partnership with HUD and appreciates the agency's continued support of innovative strategies that preserve affordable housing while improving housing quality for residents. Approval of this repositioning proposal will enable the CDA to continue providing safe, high-quality, affordable housing in a manner that is financially sustainable for future generations.

For these reasons, I respectfully urge the CDA Board to approve CDA staff to submit an application to HUD for the removal of Gay Braxton from the Public Housing program and proceed with its planned redevelopment and repositioning strategy.

Thank you for your consideration and your continued partnership in expanding affordable housing opportunities in Madison.

Sincerely,

A handwritten signature in black ink, appearing to read 'SRConway', with a long, thin vertical line extending from the bottom of the 'y'.

Satya Rhodes-Conway
Mayor
City of Madison