

From: [noreply](#)
To: [All Alders](#)
Subject: [All Alders] Agenda Item 91615
Date: Tuesday, February 24, 2026 4:34:53 PM

Recipient: All Alders:

Tuesday, February 24, 2026 – 4:34pm

Ginny White

71 Oak Creek Trail

Madison, Wisconsin. 53717-1509 No, do not contact me. All Alders Agenda Item 91615

Please read the excellent analysis sent to you by Alex Saloutos. He raises convincing points that should be considered before you vote to commit \$6.2 million on a housing project. I urge you to proceed judiciously by sending the proposal back to committee.

From: [Edward Kuharski](#)
To: [All Alders](#)
Subject: Fw: Tonight's Council Meeting — Agenda Item 32 (Legistar 91615) — Please Consider Supporting Referral of the Development Proposals
Date: Tuesday, February 24, 2026 4:30:19 PM

Some people who received this message don't often get email from ekuharski@aol.com. [Learn why this is important](#)

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Alders, I am forwarding this email string in hopes you will find the time to read and consider a motion to refer this important proposal for further study and consideration of the ideas set out by Alex Saloutos to improve the effectiveness and reach of this worthy effort. We badly need better models for truly and inherently affordable housing rather than affordability purchased at a rather dear price and benefitting parties other than the homeowner/renter often more than the actual residents. This can be done and such a shift in approach is long overdue.

Thanks for your time and attention to this, Item 32, on this evening's Common Council agenda. I'm happy to talk with any of you on this and related matters related to areas with ample room for improvement.

Warm regards, Ed

**Edward Kuharski, Architect, AIA, ALA, LEED AP
GREEN DESIGN STUDIO**

405 Sidney Street
Madison, WI 53703
608/469-5963 mobile
ekuharski@aol.com

"The best way to predict the future is to help create it."

----- Forwarded Message -----

From: Alex Saloutos <asaloutos@tds.net>
To: Deaken Boggs <deaken@maclt.org>
Cc: Marilyn Feil <mfeil@sbcglobal.net>; Danecoahaa <danecoahaa@googlegroups.com>
Sent: Tuesday, February 24, 2026 at 03:28:01 PM CST
Subject: Re: Tonight's Council Meeting — Agenda Item 32 (Legistar 91615) — Please Consider Supporting Referral of the Development Proposals

Deaken,

Thanks for this — I appreciate you taking the time to respond, and I'd welcome the chance to meet.

The CLT model is a powerful tool. A ground lease structure that keeps homes affordable through multiple generations of buyers without additional subsidy is exactly the kind of long-term thinking Madison needs, and MACLT's track record since 1997 speaks for itself.

My concerns are with the amount of public subsidy required and whether this is the most cost-effective way to help income-qualified buyers own their own homes. The ground lease preserves the subsidy in perpetuity, which makes it even more important to get the upfront investment right. If buyers can get into the same homes for significantly less public subsidy, the CLT model preserves that efficiency into perpetuity, too.

I think everyone could agree that there are significant issues with the current proposal. Your last point is exactly where I'd like the conversation to go. The alternatives I've highlighted — direct homebuyer assistance, NACA financing, market-rate acquisition — aren't in competition with the CLT model. They complement it.

Supporting approval of the current development package as-is helps a small number of buyers at a high cost. We can do better. Referral is the best outcome for the income-qualified families we're all trying to help.

Thanks again, Deaken.

Alex

From: Deaken Boggs <deaken@maclt.org>
Date: Tuesday, February 24, 2026 at 2:56 PM
To: Alex Saloutos <asaloutos@tds.net>
Cc: Marilyn Feil <mfeil@sbcglobal.net>, Danecoahaa <danecoahaa@googlegroups.com>
Subject: Re: Tonight's Council Meeting — Agenda Item 32 (Legistar 91615) — Please Consider Supporting Referral of the Development Proposals

Hey Alex,

My name is Deaken Boggs and I am the Housing Director for Madison Area Community Land Trust and several of these projects are falling within our programs portfolio which provides permanently affordable homeownership opportunities. While not all of these homes will come into our program a majority of them will be and we maintain their affordability through a ground lease structure where the buyers are only buying improvements and sign a ground lease agreement with our organization which limits their resale value to keep the homes permanently affordable.

This structure also means that once these homes are established and brought into our program that subsidy stays with the home into perpetuity and maintains this affordable homeownership opportunity forever. You have levied a wide range of concerns though I don't see any acknowledgement of the long term benefit permanently affordable homes provide to a community as you only have highlighted the sales as a one time transaction but in reality these homes will serve generations of families here in Madison. For example our program has developed homes starting back in 1997. While some homes have been occupied by the initial buyer other homes have changed hands as much as 5 times without additional subsidy being brought into the home to maintain the affordability.

If you are interested in learning more I would be happy to meet with you and discuss this project as well as any of the other 60+ homes we have within the community! Affordable homeownership is going

to continue to be a challenge in our community for a long time and frankly I think all of the tools you highlighted could provide some benefits and would be interested in learning more about how we could deploy them in conjunction with our new developments throughout the county!

Sincerely,

Deaken B

On Tue, Feb 24, 2026 at 2:11 PM Alex Saloutos <asaloutos@tds.net> wrote:

Hi, everyone!

I wanted to flag Agenda Item 32 on tonight's Common Council agenda (Legistar File No. 91615), which awards up to \$6.3 million in City and federal funds for affordable homeownership development.

I've submitted detailed public comments to the Council raising concerns about the cost structure, risk management, and program design of the development proposals. The short version: the program averages \$213,112 in public subsidies per home, and there are proven alternatives — including direct homebuyer assistance and NACA's below-market mortgage program — that could serve roughly four times as many families with the same budget.

I'm asking the Council to refer the development proposals back to committee so these issues can be addressed. The memo is attached if you'd like to review it.

If you share these concerns, please consider emailing your alder today or signing up to speak at tonight's meeting in support of referral. Even a brief message makes a difference.

My best,

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A handwritten signature in black ink, appearing to be the initials 'AS' or a stylized 'A' with a horizontal stroke.

Alex Saloutos
Phone: (608) 345-9009
Email: asaloutos@tds.net

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Deaken Boggs (he/him) | HOUSING DIRECTOR

MADISON AREA COMMUNITY LAND TRUST

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DEAKEN@MACLT.ORG | WWW.MACLT.ORG

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From: [Maggie Dugan](#)
To: [All Alders](#)
Subject: low income housing resolution
Date: Wednesday, February 25, 2026 11:16:36 AM

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Hello

Please refer the resolution to build 29 low income housing units back to committee. I strongly support low income housing, but I have questions about where this money is coming from when we had a crisis with the budget recently, where they are being built, and whether or not the families whom we would like to help will be able to afford the houses and ongoing maintenance and taxes. There needs to be more discussion of the best way to do this, so please do not go ahead with so many questions unanswered.

Maggie Dugan
5101 Denton Place

From: [tom](#)
To: [All Alders](#)
Subject: 260224_LEGISTAR91615
Date: Wednesday, February 25, 2026 10:06:48 AM

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Memorandum February 24, 2026 Page 2 • This resolution invests \$6,180,240 in public funds to build 29 new owner-occupied homes, an average of \$213,112 per home, without evaluating the most cost-effective way to help families buy homes. • In one proposal, the cost to build a new twin home is \$573,198, including the lot, requiring \$250,554 in public subsidies to make it affordable to a family of four at 80% AMI. A typical new three-bedroom, 2.5-bath twin home with a two-car garage in Madison currently sells for \$439,900.6 • The goal of helping low- and moderate-income families buy a home has been subordinated to cultivating emerging developers and disposing of City-owned lots in Owl Creek, significantly increasing costs. • This program does not build developers—it builds dependence on public subsidies. • The scope of work in the RFP is building homes on finished lots, but it's framed as a development, adding costs and complexity that the work does not require. • The lack of a budget, cost controls, and basic product specifications significantly increased costs. • This proposal funds the construction of 17 homes in Owl Creek in the next 24 months, many of them spec homes, which present compounding risks that the City has not analyzed or disclosed. The factual basis for these concerns, as well as others, is detailed in this memorandum. Considering the total investment and the investment per home, the Council has a responsibility to evaluate whether this approach is the most cost-effective way to help income-qualified families become homeowners or whether alternatives would serve more families at a lower cost before proceeding further. The development proposals should be referred back to the committee for further analysis and consideration of the issues presented here, which have not been previously considered. COUNCIL OVERSIGHT Role of committees, commissions, and the council The Council's responsibility extends beyond confirming that funds are in the budget. The committees that reviewed this resolution did a thorough job of what they set out to do: they verified that funds were available and that staff had vetted the proposals. But that is not the same as asking whether public funds are being spent wisely, whether this approach is the most cost-effective way to help families buy homes, and whether the risks have been identified and mitigated. The information you have now was not available before those committees when they voted. The Council now has the opportunity—and the obligation—to ask the questions the committees did not.

TABLE THIS ITEM !

Tom,
Protect the 1st amendment, stop the censorship Google, FB, Twitter, MSM!