

From: lucas29allen@gmail.com
To: [All Alders](#)
Subject: [All Alders] Affordable Student Housing
Date: Monday, June 26, 2023 4:28:58 PM

Recipient: All Alders

Name: Lucas Allen

Address: 2217 University Avenue, Apt 01, Madison, WI 53726

Email: lucas29allen@gmail.com

Would you like us to contact you? Yes, by email

Message:

I am in support of maintaining affordable housing, even if luxury developments have more capacity. If we overbuild affordable housing, some people may be forced to live below their means. If we build luxury housing, some people may be forced to live on the street. There is a stark difference between these outcomes.

From: Annicacarr@gmail.com
To: [All Alders](#)
Subject: [All Alders] A Peaceful Request: Housing
Date: Monday, June 26, 2023 9:41:42 PM

Recipient: All Alders

Name: Annica Carr
Address: 531 West Dayton Street, Madison, Wi 53703
Email: Annicacarr@gmail.com

Would you like us to contact you? Yes, by email

Message:

Hi! I hope you are doing well. I have never contacted Alders, but this cause seems worth it. I recently graduated from UW-Madison and have suffered while trying to find affordable housing throughout my time here. If I would've known about the expensive rent here—especially in comparison to other comparable cities—I do not believe I would have been motivated to attend school here.

The housing that was reasonable for me has included sub-par living situations. I have dealt with landlords who do not fix broken things, and uncomfortable room-sharing situations sharing an 8 x 10 room for 3 years. I am a hard-working, full time student and have worked a campus job 20 hours a week. It still wasn't enough to cover my expenses.

I appreciate your time in reading through my situation and hope you consider keeping affordable housing available for less-privileged students.

From: dchaudhury@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Thank you for your service towards community members
Date: Monday, June 26, 2023 5:39:36 PM

Recipient: All Alders

Name: Debayan Chaudhury
Address: 3207 Stevens Street Apt 4, Madison, Wi 53705
Email: dchaudhury@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Hi all,

I am writing to thank y'all for your efforts towards improvement of housing in the Madison area. I understand this is an issue on which people have strong opinions, but as a UW alumni and ex-student I wanted to share that having affordable housing especially during the COVID-19 pandemic was a major boon for me and enabled me to survive through natural disaster. Regardless of which side of this issue you pick, I encourage y'all to remain civil and NOT call each other names, that is childish and not expected of people in charge of Madison area urban development.

Thank you!
Sincerely,
Debayan

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Affordable Housing
Date: Monday, June 26, 2023 8:51:18 PM

Recipient: All Alders

Name: Collin Cheney

Address: 511 West Johnson, Madison, WI 53703

Would you like us to contact you? No, do not contact me

Message:

I believe there is not enough affordable housing for university students in Madison. There should be more apartments that provide students with necessary amenities like laundry, kitchens, common spaces instead of prioritizing amenities that will drive up rent like pools and in apartment workout areas. While these amenities may seem nice and flashy they are not used by everyone in the apartment and as a result should not drive up everyone's rent. I prioritize cost over any amenity. I would rather have a simple apartment with a laundry than an extravagant apartment with luxuries that I will not use on a regular basis.

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Affordable Housing at UW Madison
Date: Monday, June 26, 2023 7:38:25 PM

Recipient: All Alders

Name: Marissa Chitwood

Address: N114W15374 Gettysburg Drive, Germantown, WI 53022

Would you like us to contact you? No, do not contact me

Message:

As a student of UW Madison, affordable housing is one of my top priorities. How am I to attend school if I cannot afford to live near it? The housing located near campus should prioritize STUDENTS. Rent for a SINGLE room at 1000 is alienating towards students. We do not need more luxury buildings. The few who can afford those can fill the empty units at the current buildings. We want apartments that we can afford on top of tuition, loans, and limited income. If anyone who is not a student feels the need to complain about the lack of luxury housing options on campus they need to shut up. If they want to live in luxury, go live slightly off campus where there are a million new options. The only people who should have a say in on-campus housing are the students who LIVE ON CAMPUS.

From: nmdiller@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Affordable Housing
Date: Monday, June 26, 2023 8:26:31 PM

Recipient: All Alders

Name: Natalie Diller
Address: 480 Lucerne Drive, Verona, WI 53593
Email: nmdiller@wisc.edu

Would you like us to contact you? No, do not contact me

Message:

Madison Alders,

I am a sophomore at UW Madison, and I just spent a year living in the dorms. I am writing to you to inform on my opinion on the housing crisis in Madison.

For those who are unaware, there is an extreme housing crisis in Madison, particularly for UW students who are not apart of the 1%. The issue is not merely having enough housing, but having affordable housing. I cannot afford to pay the rent at any luxury apartments. I need to have the older, more affordable apartment buildings. If every old building were to be knocked down and replaced with luxury housing, it would effectively price me out of living in Madison and attending school.

I am privileged in my experience. I receive financial aid that allows me to attend school. I work two jobs during the school year to afford tuition and groceries. I have a parent who lives nearby, who is able to offer me housing over breaks but does not help financially. I was lucky enough to find a decent place to rent for August 2023, although out of my desired price range.

I implore each of you to consider to experiences of all of those in Madison, not just those who are vocal or who have money. It is incredibly important that affordable housing is allowed to remain, so that every type of individual is able to exist in Madison and attend college if they desire to do so.

Thank you, to those who voted in favor of affordable housing. For those who didn't, I hope that you think long and hard about the future of Madison.

From: dollhannahm@gmail.com
To: [All Alders](#)
Subject: [All Alders] Increasing Housing in Madison
Date: Monday, June 26, 2023 8:15:14 PM

Recipient: All Alders

Name: Hannah Doll
Address: 902 Drake St, Apt. 308, Madison, WI 53715
Email: dollhannahm@gmail.com

Would you like us to contact you? No, do not contact me

Message:

As a graduate student who loves living in Madison, I am in favor of all new housing developments in this city, whether labeled "luxury" or "affordable". Increasing the housing stock will stop the market from being able to prey upon the desperation of students by giving them substandard living conditions for sky-high prices. I am disappointed that a new student housing project was voted down recently.

From: eleynav@gmail.com
To: [All Alders](#)
Subject: [All Alders] Please Keep Housing Affordable!
Date: Monday, June 26, 2023 10:25:31 PM

Recipient: All Alders

Name: Eleyna Escobedo
Address: 515 University Ave, Madison, WI 53703
Email: eleynav@gmail.com

Would you like us to contact you? Yes, by email

Message:

Please keep affordable housing on/near campus. Most apartment buildings are increasing housing prices an absurd amount. If I didn't resign my unit, my current unit's rent would have increased 500/month for our two bedroom plus den, 1 bath. Rent that's advertised as "affordable" is often 900/bedroom with roommates or 1200-1500 for a studio, and only increasing. Lots of students come from money and can afford luxury housing, but there's many of us who are living paycheck to paycheck or are first-generation college students, just trying to get by. Thank you.

From: metchart@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Student Housing Project
Date: Monday, June 26, 2023 7:32:40 PM

Recipient: All Alders

Name: Martiniano Etchart
Address: 422 W Johnson St, Madison, WI 53703
Email: metchart@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Hi! My name is Martiniano Etchart, and I am an international graduate student at UW-Madison. I am writing because I received your email and I wanted to express my support to rejecting the luxury student housing project. Below are some of the comments I left in the Google Forms you sent us to tell you a bit more about my experiences with housing in Madison.

-
I moved twice while being in Madison and both times were crazy. The first time was actually before coming to the city for my first year, which was very stressful due to the fact that for graduate students as in my case, most programs tell us we are accepted by the end of February. It is then when we start looking for housing, and as we all know, apartment hunting here starts way earlier in the year. That made it almost impossible to find an affordable place near the campus area and I ended up in a expensive apartment which made it difficult to go by during my first year in the program. Because of that, I moved to where I live now W Johnson St and I am extremely happy with the location and price I am paying now. However, in order to find this place, I started the hunt in October the year before the beginning of my lease, and I toured around 30-40 places since there is also no clear basis line in Madison. It seems that apartment complexes can charge whatever much they want and that makes it difficult. There is no clear standard, and you can end up with either a pricey or a trashy place!

As a graduate international student, we are not allowed to work outside of the university. Therefore, for many of us, our only source of income is our graduate student position at UW. The ideal amount would be less than half our salary which now is around a bit less than 2000. That is, ideally I would like to pay around 700-800 for a one bedroom per month.

I previously lived in the West side of the city near the UW-Madison Hospital, which was very expensive. The most difficult aspect was the lack of transportation and how far it was to commute to campus/downtown everyday. It was also a residential area, so there were no easy access to grocery stores. I know live in W Johnson St, right in front of the buildings they want to demolish. This is a very affordable, nice area which would really cause me trouble if it were to be transformed into luxury housing since I will be forced to leave. I cannot afford those types of places.

If there is a chance it comes up for a vote again to reconsider the item, I would not mind speaking up as a UW-Madison student against this luxury housing project. Thank you so much for what you're doing!

Best,
Martiniano

From: alexfleagle@aol.com
To: [All Alders](#)
Subject: [All Alders] Maintaining Affordable Downtown Housing
Date: Monday, June 26, 2023 9:04:05 PM

Recipient: All Alders

Name: Alexandra Fleagle
Address: 111 W Gilman St, Madison, WI 53703
Email: alexfleagle@aol.com

Would you like us to contact you? Yes, by email

Message:

Thank you for rejecting the proposed new "luxury" building and prioritizing existing, affordable housing in the downtown area. I am a recent student and young professional living in an older, affordable building near campus and, as these monstrous buildings have gone up all around the city, I have lived in terror that a company like Core Spaces is going to set its sights on my street and be allowed to demolish it. Core Spaces has already proven with their current projects that their buildings are poorly built, poorly maintained, and shockingly unaffordable with rents totally detached from any reality of supply and demand. They do not deserve to be granted another square inch of Madison. Giving them another housing project would result in another shoddily-built firetrap and send rents further into the stratosphere because it would give them an even more entrenched monopoly over the downtown housing market. That is bad for all downtown residents and bad for Madison as a whole.

In addition to being more affordable, these older buildings are better-constructed. I live in a 110-year-old building, and have never had even a fraction of the problems that have been reported with the Hub and the James. And when I have had issues come up, I know I can trust my landlord to take care of them. Core Spaces has proven time and again that they cannot be trusted to maintain their properties, or even reliably provide basic utilities like electricity.

Finally, but just as importantly, the revenue these existing, affordable buildings generate stays in Madison with Madison-based landlords, rather than being hoarded by an out-of-state REIT. This is good for the city as a whole. Rents paid in Madison should stay in Madison.

Thank you for standing up for Madison-owned, affordable housing and for saying No More to Core Spaces. You made the right choice. Do not back down.

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Student Housing in Madison
Date: Monday, June 26, 2023 7:42:56 PM

Recipient: All Alders

Name: Lexi Frisque

Address: 202 N Pinckney St Apt 203, Appleton, WI 53703

Would you like us to contact you? No, do not contact me

Message:

We are demanding the preservation of affordable student housing! Enough with the luxury apartments. How are we supposed to focus on education as full time students and afford to live in this city that prides itself as being a top college town. I work two jobs during the school year and full time during the summer just to BARELY afford my 700/month rent. Our total rent is 1400, for the tiniest apartment off campus. If you are looking out for your people, you will look to the future of Madison ~ the college students. Due to the living situation here, I can't wait to get out of this city and move to a place with affordable housing. I am studying abroad in Seoul, South Korea and my rent is 600/month for an entire one bedroom apartment alone. Seoul is a wayyyy bigger city than Madison, and it is a highly developed city. Why is Madison trying to be a luxury city when it is historically a college town?

From: gienapp@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Please keep/increase non-expensive student housing in Madison!
Date: Monday, June 26, 2023 10:03:44 PM

Recipient: All Alders

Name: Katie Gienapp
Address: 2225 Atwood Ave, Madison, WI 53704
Email: gienapp@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Hi,
My name is Katie, and I'm studying public affairs and urban planning at UW-Madison.

I'm just finishing up my first year here and preparing to move apartments. I currently am living in a studio that's a 30 min bus ride about 40 min with walking to the bus and waiting from campus. I am going to move to an apartment 15 minutes from campus but more expensive higher rent and parking costs.

I haven't taken many urban planning classes in grad school yet but I have been confused at the number of luxury apartments I keep seeing in construction. I'm not sure if the Madison government is trying to drive up competition to drive down prices, but as far as I can tell, luxury condos and apartments and all housing is only getting more expensive. This is confusing to me because I have heard of classmates and former students living in their cars by the lake or in parking lots. I don't know how more luxury housing is going to fix that.

Personally, I am very lucky. My dad served in the military for 20 years, so my tuition is paid for. But living expenses are not covered and I'm struggling to stay within a feasible budget. I spend about 1600/mo on living expenses right now. Next year I'll have to increase that to about 1750/mo. Again, my living expenses are far lower than most, but even working 20-30 hrs/wk does not cover it.

I'm very glad Madison has affordable housing and I understand that full time students should not qualify for it. However, there seems to be a gap in the housing market for full-time undergraduate and graduate students whose family cannot pay for their living expenses. Especially because some need to be full time students. For example, my scholarship from the military expires in 2 years, so I have to finish my program before then.

From: gienapp@wisc.edu
To: [All Alders](#)
Subject: [All Alders] P.S.
Date: Monday, June 26, 2023 10:11:00 PM

Recipient: All Alders

Name: Katie Gienapp
Address: 2225 Atwood Ave, Madison, WI 53704
Email: gienapp@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Sorry — I accidentally sent my message before I could finish writing it!

Like I said, I haven't take many urban planning classes yet so I'm not going to pretend I know what is happening with housing or act like I have a superior plan. But I do want to thank you for voting down the luxury housing that was proposed. It doesn't seem like that would drive down prices at all, and honestly, I'm worried about some of my classmates — even in grad school, when a good portion of them have significant others who can shoulder the living expenses, some can't, and they end up in some pretty unsafe situations.

Thank you all for your hard work in what I bet is a thankless and stressful job! If you have any questions feel free to reach out — because my phone accidentally sent my first message it may not have made much sense.

Katie

From: agreiber2@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Affordable Housing Vote
Date: Monday, June 26, 2023 4:24:58 PM

Recipient: All Alders

Name: Adam Greiber
Address: 451 W Washington Ave, Madison, WI 53703
Phone: 608-516-0452
Email: agreiber2@wisc.edu

Would you like us to contact you? No, do not contact me

Message:

Hi Alders,

I would like to thank those who supported the decision to maintain the affordable housing options in Madison over the demolition of these places to build a new luxury apartment complex, and urge those who voted against it to reconsider their decision. As I understand that there is a housing crisis in Madison, I am also aware of the fact that these luxury apartments are not practical to many of the student body. There are an exorbitant amount of students that cannot afford these high-priced apartments, and favoring these buildings over other, more affordable options is not the answer. As students are already paying large amounts of money just to attend the university, it is economically unsound to push living options on them that also cost a lot of money, especially with the possibility of these options costing even more than tuition itself for in-state students. I urge all of you to consider the economic situation of students before you make your decision, as I am one of the many who cannot afford to live in these luxury apartments, as I am paying for college without the financial aid of my parents or any other body. Than you for your time, and have a great day.

From: alhauser2@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Affordable Student Housing
Date: Monday, June 26, 2023 5:17:49 PM

Recipient: All Alders

Name: Annika Hauser
Address: 510 Meander Wood Rd, Oregon, WI 53575
Phone: 608-719-7414
Email: alhauser2@wisc.edu

Would you like us to contact you? Yes, by email

Message:

My name is Annika and I have been a student at UW-Madison for two years. The housing around campus is incredibly expensive and tends to not take into account the extensive lower to middle-class population that exists and take up most of the students and families on campus. Luxury apartments are things that most students can't afford and yet every year they have no choice but to live there because everywhere fills up so fast. There seems to be two options around campus: luxury apartments that are way too expensive, or townhouses that are still a little expensive or middle of the road, but are in bad shape because of how old they are. These townhouses have no A/C, creaky floors, gas smells, mouse infestations, steep staircases, and laundry rooms that are not attached. Madison doesn't need to continue stealing student's money through having no choice but to rent luxury expensive apartments, it needs safe apartments that have fair amenities and middle of the road rent prices. Luxury apartments are the exact opposite of what this campus needs and it is taking over the Madison area so people have nowhere to live or have to live in unsafe, unrenovated buildings. I implore you to look at this from the student's perspectives: we don't have money. We are paying tens of thousands of dollars just to go to school and some of us don't get scholarships or help from our parents. We are just surviving so that we can go somewhere in life and continue to learn. We cannot afford to be spending the same amount as in-state tuition on moving arrangements - that's what the dorms are for your first year. Make Madison an affordable and safe place to live. It's possible, it just takes a little empathy.

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Luxury Student Housing - Vote NO
Date: Monday, June 26, 2023 4:20:42 PM

Recipient: All Alders

Name: Madeline Hayes

Address: 146 Proudfit St, Madison, WI 53715

Would you like us to contact you? No, do not contact me

Message:

Madison DOES NOT need more 'luxury' student housing Madison needs some basic AFFORDABLE student housing! Vote NO on any proposal to allow UW to own and operate ANOTHER luxury apartment complex! Hold UW accountable to their promises to make higher education accessible to all income levels by only supporting AFFORDABLE housing for students. I am a graduate student - and by UW standards, my stipend is one of the highest on campus I only make 2000/month after taxes. How does charging 1100/month for an apartment fit in into UW's 'commitment' to equity? UW-Madison does not even pay its own employees enough to afford to live in these units! Reducing overcrowding and supporting a growing student population must begin with a commitment to safe, affordable housing for all students. The housing shortage is a very real problem, but allowing the development of a high-end luxury complex that will sit empty when the undergraduates are gone for the summer and likely won't even fill up during the year! DOES NOT solve this problem - the vast majority of students cannot afford to live in these complexes, and thus building more of them does not address the needs of the average student. If you previously voted No, THANK YOU! If you voted Yes, please consider the larger issues at play, not just the number of beds!

From: khietpas2@wisc.edu
To: [All Alders](#)
Subject: [All Alders] No New Luxury Developments
Date: Monday, June 26, 2023 4:25:58 PM

Recipient: All Alders

Name: Kaitlynn Hietpas
Address: 2213 University Ave, Madison, WI 53726
Phone: 608-770-0990
Email: khietpas2@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Hello,

My name is Kaitlynn Hietpas. I am a graduate student in the Civil and Environmental Engineering department at UW-Madison and a resident of District 5. I would like to thank those of you who voted to reject the luxury-housing development at Johnson and Bassett, and encourage those who voted yes to reconsider if a second vote occurs.

I attended UW as an undergraduate as well, and throughout my time here I have struggled more every year to find affordable housing on a student budget. Currently, over 60% of my monthly income goes toward rent – double the recommended allocation – and my building is about as far from luxury as possible. I am not opposed to high density development in the campus area however, new luxury developments are not a reasonable solution to this issue, especially for the student population. A quick look at Zillow shows me there are currently apartments available in my area, but they are all hundreds to nearly a thousand dollars more expensive than my current rent. Rather than pay these prices, myself and many students I know are moving further from campus and commuting to school. The issue causing the housing crisis on campus is not simply the amount of beds available, but the amount of affordable options.

New luxury developments will only make campus less accessible to the student population. A rooftop pool and private gym make no sense for a typical student, especially considering the two brand new recreational facilities that recently opened on campus. If new developments are intended to replace current low cost housing, they need to be designed with affordability in mind rather than luxury and profit.

Thank you for your consideration,

Kaitlynn Hietpas

From: khostler@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Housing
Date: Monday, June 26, 2023 4:51:01 PM

Recipient: All Alders

Name: Kaari Hostler
Address: 535 West Johnson Street, Madison, WI 53703
Phone: 815-793-4538
Email: khostler@wisc.edu

Would you like us to contact you? No, do not contact me

Message:

I have lived in Madison for about four years now, both while working and attend university in the city. It has been extremely scary and frustrating to watch the state of housing in the area continue to devolve. The growth of "luxury" apartments in the downtown and central parts of the city have made it difficult for students who are already paying a lot of money to attend the university to afford rent through competitive rent increases. I spent over a month this past fall applying for apartments and calling property management companies to simply find a place to live which didn't cost over 1,200 per month. I had to miss multiple classes during this process, and watched as my peers did the same—even going as far as to camp outside of leasing offices in the cold autumn mornings just to get a roof over their head. No student, let alone person, should have to face these perils when it comes to the most essential necessity to our survival—housing.

By keeping these predatory million and billion dollar companies from ravaging the city's housing market, you are protecting not only our education, but also our livelihoods. Please, I ask that you fight—or continue to fight—for both students and Madison residents and protect our right to accessible and affordable housing.

"Luxury" housing has no place in a city where people can barely put a roof over their head.

From: lhupfer@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Student Housing
Date: Monday, June 26, 2023 6:54:49 PM

Recipient: All Alders

Name: Luke Hupfer
Address: 432 W Dayton St, Madison, WI 53703
Email: lhupfer@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Hello Alderpersons,

I am a rising senior at UW-Madison, and I will be beginning my Master's at the school of business for a total of five years on campus. I am an in-state student, and I work for the Aquatics department at RecWell during the academic year and intern in the summer to pay for tuition and other expenses.

I understand that UW keeps admitting larger and larger classes of freshman each year, and there is demand for more housing. However, luxury apartments like the James or the Hub are not viable for many students who fund their own education.

I understand the need for large, multifamily development, and that not all housing can be "affordable" or rent-controlled from a profitability standpoint, but there has to be a compromise somewhere.

College students don't need an apartment that has a rooftop pool, in-unit fitness centers, 15-foot ceilings, or anything of that nature. I live in a small house with four roommates, without in-unit laundry, without a pool, without a gym, and WITH mice. It's the most fun I've ever had, and it's feasible for someone paying for their own education.

I am very lucky to have found the housing I did, and I want more people to be able to find housing without stressing about competition for limited housing and/or not being able to afford it. I know the majority of the student body would echo most or all of my opinions, but unfortunately many will not voice their concerns.

I am grateful those of you who voted against the planned luxury development, and hope that more can join you in finding a more sustainable plan for the future.

Thank you for your consideration,
Luke Hupfer

From: jabril@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Affordable Housing in Madison/on Campus
Date: Monday, June 26, 2023 8:21:00 PM

Recipient: All Alders

Name: Hanan Jabril
Address: 4802 Ellestad Dr , Madison , Wi 53716
Phone: 414-875-7346
Email: jabril@wisc.edu

Would you like us to contact you? No, do not contact me

Message:

I'm writing in opposition to the development of EVEN MORE luxury housing in Madison, especially at the price of existing affordable housing. I can't afford to live in downtown/on campus I live with family on the Eastern side of Stoughton road, just outside of Monona, in an industrial park. I have worked in nursing the whole pandemic and any housing on/near campus would have cost me almost all my paycheck At 20/hr, I made ~1100/mo.. I can't afford to spend 900 on a 650 sq ft apartment. I would have had to spend nearly all my money on housing if I wanted to live with 15 bus minutes of campus, without roommates, and the studio apts were like 600 sq ft. I have a 4.5 year old that lives with me part time so roommates and tiny studios aren't an option. Many of the corporations that own the housing in Madison also carry ridiculous requirements you have to have an income that is 2x the rent, you have to have a letter of rec from 2 former landlords, you need to be able to pay a HUGE deposit, you need a credit score above 700, a cosigner if under 25, etc. Accessibility is also an issue as I am disabled, use mobility aides and have thousands of dollars in health care costs not covered by insurance having parking, proximity to bus stops, elevators in apartment buildings, etc. Options for low-income, student, &/or disabled, etc folk, like myself, have very few options and luxury housing is just taking more and more options away. I appreciate everyone who voted against luxury development on June 20th, and would like to encourage you to continue to do so. The housing situation wasn't THIS bad when I lived in D.C and it was bad there. There are always plenty of options for rich folk, especially in housing, but not so much so poorer folk.

From: haleycolgate@gmail.com
To: [All Alders](#)
Subject: [All Alders] Housing
Date: Monday, June 26, 2023 4:10:40 PM

Recipient: All Alders

Name: Haley Kottler
Address: 1815 University Ave #111, Madison, WI 53726
Email: haleycolgate@gmail.com

Would you like us to contact you? Yes, by email

Message:

As a graduate student at UW Madison, I would very much like to protest the state of housing in the area. My husband and I had to sign a lease in October to keep our apartment, when our lease starts in August. Our rent is significantly more than the usually recommended 1/3 of income, and that is with both of us employed as teaching assistants. We live in an older building that is in fine shape, but if even a place like this costs this much, I cannot imagine how these newer buildings with pools and gyms and etc must cost. They should not be considered student housing when very few if any students could afford to live there. I have seen my classmates lose productivity while scrambling to find new places to live when priced out of their prior places due to astronomical rent increases. More affordable housing is needed, and more support for graduate students so we can afford to be fiscally responsible while still doing our jobs effectively.

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Luxury Apartment Complex W. Dayton St.
Date: Monday, June 26, 2023 8:25:15 PM

Recipient: All Alders

Name: Emily Lohr

Address: 434 W. Dayton Street, Apt.3, Madison, WI 53703

Would you like us to contact you? No, do not contact me

Message:

I am a current student and against the development of the luxury apartments on W. Dayton St., Bassett, and Johnson. We need more affordable housing for students and to preserve the Madison community.

From: jmmaloney4@gmail.com
To: [All Alders](#)
Subject: [All Alders] Housing and Transportation
Date: Monday, June 26, 2023 6:55:34 PM

Recipient: All Alders

Name: Jack Maloney
Address: 505 University Ave, Madison, WI 53703
Phone: 651-434-7460
Email: jmmaloney4@gmail.com

Would you like us to contact you? Yes, by email

Message:

Dear Alders,

Thank you for taking the issue of housing seriously, and giving full consideration to all the concerns of the community. We all benefit from your sustained and thoughtful engagement.

I am a recent UW grad, but I have just started working in the Madison area and plan to stay. I really love it here. I would like to share some of my thoughts on housing and transportation in the downtown area. My experience mostly pertains to the campus area, but many of these concerns are applicable to the broader city.

Briefly, my concerns are:

- A housing market without options across the price spectrum. Currently it feels that you have two options in Madison:

1 Brand new luxury apartments.

2 100 year old building with no A/C or dishwasher not substantially cheaper than option 1.

A functional market needs options in the middle, so consumers can actually dictate their preferences. Currently, it feels like more of a rock-and-a-hard-place. Please encourage the development of new housing throughout the price spectrum.

- Cars. Cars are bad for the environment uh, hello wildfire smoke, inefficient modes of transportation, noisy, and annoying to get around with. I think cars exist for two reasons:

1 Sometimes there is no other option to get where you want, when you want.

2 People are unaware of the other options, and are not incentivized to use the other options over their cars.

Please expand public transit options the offerings are good already, but the more convenient and timely it is, the more people will opt to use it. This includes ride sharing services like Uber, which are incredibly helpful for filling gaps that would be unrealistic for public transit to fill.

Please expand education/advertisement about public transit. I think the public largely discounts the public transit system prematurely, because their experience in the US especially the midwest has been poor. We should be getting the public engaged and advocating for the

transit they need and will use, and trying out the new transit whenever they can.

Thirdly, please disincentivize car use. This goes hand in hand with expanding the public transit system. Make parking expensive. Penalize businesses for paving over 5 acres of green space for a parking lot, instead of having. Businesses should have bus stops, not bigger parking lots. All of our spaces encourage the use of cars over any other form of transit. People will continue to use cars in these circumstances, for good reason. The problem is fundamentally in the design of the city. It needs to encourage sustainable transportation options. People just need them to be convenient, which needs they need to be prioritized in the design of our city, especially as it expands.

People will never want to use public transit when it is perpetually made less convenient at the expense of making cars more convenient.

Thank you for reading. Don't hesitate to contact me by phone or email with questions.

From: dmartinezgar@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Affordable housing in downtown Madison, WI
Date: Monday, June 26, 2023 5:00:02 PM

Recipient: All Alders

Name: Diana Martinez Garcia
Address: 612 Howard Place Apt M, Madison , WI 53703
Phone: 608-352-1516
Email: dmartinezgar@wisc.edu

Would you like us to contact you? Yes, by phone
Best time to call: 9-5 work hours

Message:

Housing is not affordable to live in the downtown Madison, WI area where UW is located. Rent is too high and the problems I face in my current unit are crazy. I have had a leak in my ceiling since January and landlords that have done nothing but charge me rent. On top of that increasing rent by 500 for our apartment of 5 monthly which we can't afford. The rent per person is nearing 1000 for an apartment that probably wouldn't meet safety guideline and there is no reason why I should have to fight to live in these conditions. Building like the James and Hub highlight the disparity between rich and poor university students. They are forcing poor students like myself to live outside of downtown and commute to campus next year. This poses additional financial barriers as parking costs money and is very limited and threatens my academic success since car or bus will take between 20-90 min to get to campus. Time I will no longer be able to use to study or work and time that students who have generational wealth will get to have. We don't need gyms/pools/ coffee shops in buildings, we need roofs over our heads for a price that won't require low income students to work more than 25 hours weekly to afford rent.

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Reject New Luxury Apartment
Date: Monday, June 26, 2023 5:19:50 PM

Recipient: All Alders

Name: Nicholas North

Address: 1614 Fordem Ave., Madison, WI 53704

Would you like us to contact you? No, do not contact me

Message:

To whom it may concern,

My name is Nicholas North and I am a concerned citizen. Concerned about what, exactly? Well, to quote Jimmy McMillan, "The rent is too damn high." Madison has been dragging its feet regarding zoning laws and has been welcoming an greater influx of students to make up for pandemic losses. Now we have too many people and not enough housing. Is the city planning to build new affordable housing options to correct this? Of course not, they want to knock down existing housing to build apartments that no one except students from wealthy families can afford. Of course, that is all part of the plan, isn't it? The city and university get the money from wealthy foreign exchange students and the NIMBYs get the pleasure of knowing that regular people who cannot afford the ludicrous rent rates are being forced out of their neighborhoods. This is unsustainable in the long run - sloppily building concrete complexes with bad wiring, poor security, little-to-no future proofing, and hosts of other issues all to make a quick buck. If the city government of Madison truly represents its people, it will refuse to build this luxury housing, and instead dedicate itself to expanding affordable housing options, despite the pushback from wealthy interest groups. I understand this is not the most politically appealing opinion, but it is the opinion held by the majority of the city's population, even if they may not voice it. I urge all alders to vote against the new luxury apartment complex for the good of the city they serve. Thank you for your time.

Regards,

Nicholas North

From: leahannepom@gmail.com
To: [All Alders](#)
Subject: [All Alders] High-Rise Apartment
Date: Monday, June 26, 2023 6:39:17 PM

Recipient: All Alders

Name: Leah Pomerantz

Address: 3009 University Avenue Apt 202, Madison, WI 53705

Email: leahannepom@gmail.com

Would you like us to contact you? Yes, by email

Message:

I want to express my support of the Alders' decision to deny the new high-rise building near campus. Finding affordable housing near campus is hard enough for graduate students on stipends that aren't keeping up with inflation and for undergrads who pay their own bills and have little to no outside support. I understand the Council has faced some backlash for rejecting this high-rise, but am grateful for the efforts to preserve affordable student housing.

From: brenda.salvo@gmail.com
To: [All Alders](#)
Subject: [All Alders] Affordable Student Housing
Date: Monday, June 26, 2023 6:04:28 PM

Recipient: All Alders

Name: Brenda Salvo
Address: 3317 HARVEY ST, APT 7, MADISON, WI 53705
Phone: 608-852-3599
Email: brenda.salvo@gmail.com

Would you like us to contact you? Yes, by email

Message:

Hello Alders,

First, I wanted to thank you for striking down the plan to demolish affordable student apartments and replace them with luxury apartments downtown. I would also like to implore you to expand affordable housing options, consider rent control, and work with UW to address student concerns about housing access.

I've used my own story below to help illuminate the situation faced by graduate students, and I trust that you will similarly seek out the stories of undergraduate students to better know where we are coming from.

I am a graduate student, making 1,560/month 780/paycheck with a 50% assistantship. This means I work 20 hours/week on top of school. I often pick up second and third jobs to make ends meet. Research suggests students school suffers when working more than 20hours/week, and often I don't have a choice but to do so.

My rent is 800/month for a 300 square foot studio. When I was searching for this apartment, it took 6 months to find. In that time, one studio apartment in the Madison area was cheaper, a studio in Middleton that didn't have a window or a refrigerator for 700/month. To get the apartment I have, because I did not make 2.5x the monthly rent in income, I had to apply for an exception. I have to believe that this process of apply for an exception is easier for me than a lot of my peers because I am a white, native English speaking, social worker turned educator who can pass as neurotypical. Each of these identities prompts landlords to trust me. I can't imagine having to go through this process without the privileges I have.

To be 100% transparent, with my biweekly check being 780, and my rent being 800, my income and budget breaks down roughly as follows:

- 800 Rent This is 300 sq ft of non-airconditioned basement space that, this past winter, only heated up to about 60 F
- 100 utilities including internet which is not optional as a student
- 150-250 Groceries This is dependent on whether I have the time to take busses to cheaper

grocery stores. Those near campus and hildale are much more expensive and Insta cart is more expensive per item plus fees

- 200 healthcare This I'm sure varies by student. I include prescriptions, otc meds, disability aids, and visit copays

- 45 phone service

- 50 dental insurance coverage

- Remaining income of about 100-150 is spent on things like travel/conferences required for my schooling, the occasional Lyft to a meeting outside of bus range, any clothes or household items needed, needs that my peers have that I can meet, visiting family a couple times/year, and hopefully a little leftover for emergency savings.

Most graduate students I know pay well over 1,000 per month and don't get paid during the summer I'm fortunate to have a year round contract instead of a school year contract. We strategically stagger leases and couch hop between to try to make it by. I often find myself having people crash with me or making sure my peers eat because of how much we all struggle to get by. None of us are able to do our best work when facing homelessness and hunger.

I was in that same position a year ago, having had a roommate for years to get by until it became unsafe. My mental health is still recovering. I spent a month living in a tent on the beach in Oregon and then finding dog and house sitting gigs between leases, because plane tickets, tent & a storage unit was significantly cheaper than two months of summer rent. I crashed with family and friends to get by. And I know that I am one of the lucky ones in my peer group. I'm one of the ones that can invite people over to dinner to make sure they get to eat something more than ramen and free sandwiches thrown out after events.

The current status of housing in Madison makes it clear that students and grad students are not welcome in this city, and are viewed as a passing source of income instead of community members. But we have students on the City Council! We have students staffing nonprofit organizations and doing the essential work of keeping our city going. Students are clearly invested in this community, and its time the community invests back. The only chance this place has at continuing to attract excellent students and grad students, and keeping us here after graduation, is to find ways to work with us so we can afford it. We work so hard to survive in this community, and it doesn't seem like the city is willing to meet us partway.

We need the following:

- More affordable housing options so students have somewhere to go when their housing situation becomes unsafe

- Housing options that are less than 2.5x our income for grad students that means apartments that are 600/month or less

- Housing that is safe, clean, pest free, and within biking or bussing distance of the university, affordable grocery stores, and healthcare facilities

We don't need the following:

- Gyms we have them at UW

- Pools we have them at UW

- Rooftop terraces Make roofs green so I can breath, there is public outdoor space I can use elsewhere

- Marble countertops and hardwood floors the floors in my apartment regularly lift up, but I don't care. I just wish my heat worked or I had the option of moving somewhere it does.

Please feel free to reach out with questions.

Thank you.
Brenda

From: ssasidharan@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Need for affordable housing, not further gentrification or studentification
Date: Monday, June 26, 2023 8:36:02 PM

Recipient: All Alders

Name: Sahil Sasidharan
Address: 831 E Johnson, Madison,, WI 53703
Email: ssasidharan@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Dear Alders,

The Madison housing crisis for students seems to be only getting worse every year, and it is alarming that despite all these challenges faced by the students of this community towards finding affordable housing options, the city is again considering further gentrification in the name of 'better' student housing. We don't want better, we want housing that is 'cheaper', truly affordable, period. Next time, a proposal comes your way, just look at the proposed price and you will know like we do that it is not cheaper, and if it is not cheaper, if it is not affordable for us or other marginalized communities, then it is not better for us students whose housing struggles are only worsening over time. As a graduate student in my third year here, I implore you to consider that things are already quite difficult and the reduction of even one affordable housing unit in the name of better, more luxurious, more amenities-laden housing is a travesty for us students who come to Madison with high hopes of studying here and making the world better through a pursuit of knowledge. This city is becoming more and more unaffordable for all its residents, especially us students and for persons of color. My request to you is to accept the fact that a new build or a redevelopment is not a retrofit or a repair, and so it will always make housing more unaffordable for these different constituencies, whether it's us students who temporarily give our all to this city, or its marginalized residents who have already faced a lot in life and do not deserve further discrimination through gentrification and studentification-led residential segregation. Both these constituencies have the same demands, please preserve and protect our city's affordable housing, at any cost. We don't want any more amenities or facilities or luxuries, we just want a home that we can afford. Please, I urge you to support us and protect the already dwindling affordable housing in this city. Thank you for reading.

warmly,
Sahil Sasidharan

From: asawant@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Supporting affordable housing Rejecting luxury apartments
Date: Monday, June 26, 2023 6:07:29 PM

Recipient: All Alders

Name: Abhilash Sawant
Address: 101 Eagle Heights, Madison, WI 53705
Email: asawant@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Dear Alders,

I write to you as a typical graduate student spending 5-6 years of my life in Madison living on a nominal monthly salary of ~2000. As Madison being a student-dominated population, it would be extremely important to allow for affordable housing in areas surrounding the campus, especially the downtown, area around capitol and west campus areas. While some undergrads may have the privilege to live in luxury apartments thanks to support from well-off families or a hefty student loan, I don't think majority of students belong to that category. We really need affordable housing so we don't have to study for 4-6 years under the additional stress of financial issues. Once we graduate, we would love to enjoy the privilege of staying in luxury apartments with our own money. Let us earn that status, please don't spoil students with amenities that they start becoming complacent during their most critical period of life.

We need a competitive yet motivating environment to push ourselves ahead in our careers. To promote and increase luxury housing around campus will hinder lives of students and increase inflation even more badly - high housing rates would mean more stress levels due to financial issues. If there are more luxury apartments around campus, the demand for affordable housing will go up even more. That will increase their demand and rent rates will increase overall.

I hope this message is taken in the right spirit, even though the tone might carry some frustration, which is evidently due to already worsening housing affordability. Please vote down any luxury apartments on or around campus, people who want them can stay on the outskirts in neighborhoods where folks owning cars can happily afford them and commute from there. Thank you for reading.

From: rachel.scheffert@gmail.com
To: [All Alders](#)
Subject: [All Alders] Affordable housing
Date: Monday, June 26, 2023 5:04:33 PM

Recipient: All Alders

Name: Rachel Scheffert
Address: 800 3rd Ave SE, Waseca, MN 56093
Phone: 507-837-9669
Email: rachel.scheffert@gmail.com

Would you like us to contact you? Yes, by email

Message:

Alders,

My name is Rachel, and I am a student at the University of Wisconsin-Madison. I am writing due to the current housing issues in Madison and the vote on building luxury housing near campus.

Although this new development is intriguing due to the fact that it will provide a new facility that could house more students, it would be detrimental to a large amount of students since our rent will continue to increase. I believe I speak for many students when I say that affordable housing has become very difficult to find near campus. As a full time student who is also working a part-time job, the financial pressure of paying for the increasing rent in the city has had a negative effect on my experience living off-campus. Living in a community with housing that caters to the need and affordability students have is very important to me and many others. This luxury apartment complex will only enhance competition, further increase our rent, and make it even harder for students to afford housing. I believe the council should prioritize affordable housing for students in the community instead of building another luxury apartment.

I encourage you all to think about the students whose parents aren't paying for their college. The students who have to work multiple jobs as much as they can just to make ends meet. I know many students struggle to afford tuition alone- not to mention housing. Think about how this will affect us. Future students may look at the current housing situation in Madison and decide to go elsewhere despite the amazing university our community has. This doesn't have to be the case. I urge you to reject the plan to build a new luxury apartment and instead focus on providing the student community with more affordable and accessible housing to prevent additional rent increases that will inevitably cause many of us the unbearable weight of more financial pressure outside of tuition.

I appreciate you taking the time to listen to the concerns that I share with many of my classmates, and I hope it makes you stop and think about the effects this plan and others similar will have on students.

Best,
Rachel Scheffert

From: autumnschultz473@gmail.com
To: [All Alders](#)
Subject: [All Alders] Housing situation
Date: Monday, June 26, 2023 6:05:59 PM

Recipient: All Alders

Name: Autumn Schultz
Address: 308 N Carroll St, Madison, WI 53703
Phone: 920-221-5680
Email: autumnschultz473@gmail.com

Would you like us to contact you? Yes, by email

Message:

Hello,

I am a current student at UW Madison and I would like to share a few of my thoughts on the current housing situation.

The most important thing for us as students is accessible and affordable housing. However the housing situation in Madison is getting worse and worse. On campus and close to campus it is almost impossible to find housing that is affordable, and many students end up stuck with rent that is unnecessarily high just to be close to the school buildings.

It is not a priority to us to have luxury amenities like pools and in-building gyms, especially when those things are close to campus anyway with the nick recreation center.

Building luxury high rises is destructive to the wellbeing of students. The only benefit of displacing students from their current affordable housing is the money the developers of the buildings would make from us.

We do need more housing, but the most important thing is that it's affordable and safe.

I live about 30 minutes walking distance away from my main class buildings so that I can afford my rent. Even being off campus I am still concerned that my rent will skyrocket because of the current housing situation.

Please help the student population and vote against luxury developments.

Thank you so much for your time.

Autumn Schultz

From: randi.823.RS@gmail.com
To: [All Alders](#)
Subject: [All Alders] Maintaining Affordable Student Housing
Date: Monday, June 26, 2023 6:34:02 PM

Recipient: All Alders

Name: Randi Stockwell
Address: 129 N Franklin St Apt 3, Madison, WI 53703
Phone: 608-719-7443
Email: randi.823.RS@gmail.com

Would you like us to contact you? No, do not contact me

Message:

Hello,

My name is Randi Stockwell and I am a junior at UW-Madison. I am reaching out to express my wish to maintain affordable student housing. I support the recent vote to reject a luxury-housing development in favor of preserving more affordable existing student housing in the same area.

I have lived in the same three-bed apartment for the last year and expect to struggle to keep up with increasing rent costs. I currently pay 475/month with two roommates, and rent is set to increase by 75 in the new lease term. While my rent increases, my wage as a part time retail employee remains 17.50/hour. I moved here to escape the 600/month rent I was paying at my last apartment, but have made sacrifices in my commute time to school. I have especially faced issues with commuting in poor weather and air quality conditions. The one laundry machine that the four units in my building share was out of commission for eight months, despite the many maintenance requests that we submitted in that time. It is difficult to find affordable housing closer to campus, and I feel immense pressure to start looking now in order to find housing after graduation. We need more options, and the prospect of losing existing affordable student housing is alarming.

Thank you for reading and considering my concerns. I hope you'll bear my voice in mind in the case of a revote.

Best,
Randi

From: jstoughton@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Continue to reject the luxury housing project.
Date: Monday, June 26, 2023 11:31:24 PM

Recipient: All Alders

Name: Jennifer Stoughton
Address: 148 W Gorham St, Madison, WI 53703
Email: jstoughton@wisc.edu

Would you like us to contact you? No, do not contact me

Message:

Hello!

I am a recently graduated student from UW Madison and I would like to share my thoughts on the luxury apartments plan that has been recently rejected.

First off I would like to give my support in continuing to reject this project. Affordable housing has been a huge help to me as I did my best to get through college with as little debt as possible, and more expensive housing would not have allowed for this.

In the two places I have lived in while going to Madison, I have paid 770 and 600 in rent. With the 770 rent payment, I had two roommates. With the 600 rent payment, I had six. I am extremely lucky that I have known these people, because without them, I could easily be stuck paying 1000+ a month for an apartment. And for a lot of people, that is the reality. When I first started looking for a sublet my junior year, I was on the UW Madison sublet page and was scrolling past so many listings where rent was over 1k. I couldn't afford that. I worked two jobs and that was not possible for me. And there are so many people who are currently living the same reality as me. Housing is a problem in Madison I am definitely not the first to tell you that. But the solution is not unaffordable housing. These luxury apartments are not the solution. I have heard first hand that the people who have to pay for these luxury apartments have to have two or three people to a bedroom. That is no way for an adult to live. Madison needs more affordable housing. The current options are not great either, but they are affordable. And while you are in college that is all that is needed.

UW Madison already has a bad history with dealing with marginalized communities such as BIPOC, LGBTQIA+, disabled, etc. Please, as the city, set an example for the university that you care about these marginalized communities by making it possible for every member of them to attend Madison, even if they cannot afford luxury housing. Even if they are a student who grew up in poverty who has to work three jobs. Even if they were kicked out of their home for their identity. Even if they qualify for disability assistance. You can help them by keeping housing affordable.

From: rithapandyan@gmail.com
To: [All Alders](#)
Subject: [All Alders] Madison Housing
Date: Monday, June 26, 2023 9:49:58 PM

Recipient: All Alders

Name: Ritha Sunderapandyan
Address: 2275 Wood Violet Ct. , De Pere, WI 54115
Phone: 920-883-0458
Email: rithapandyan@gmail.com

Would you like us to contact you? No, do not contact me

Message:

Hi!

I'm currently a second year student at UW Madison and would like to share my thoughts on the on campus housing situation. I am personally in favor of the decision to reject the luxury housing development. As a student, and someone who is friends with many students of different financial capabilities, another luxury apartment is not what our campus needs. Many of us cannot afford rent over 1000 and getting rid of the existing affordable housing to build a luxury apartment would make it very difficult for those of us with a budget to find a home on campus. Additionally, we already have numerous luxury apartments on campus for students who can afford and prefer that. But personally, the search for an affordable and ideal place to live was difficult for me and my three roommates.

Thank you for taking the time to read through my opinion on this issue.

Ritha Sunderapandyan

From: bthor7b7@gmail.com
To: [All Alders](#)
Subject: [All Alders] Luxury Housing in Madison
Date: Monday, June 26, 2023 10:36:18 PM

Recipient: All Alders

Name: Blake Thor
Address: 920 Spring St Apt 105, Madison, WI 53715
Phone: 608-334-3170
Email: bthor7b7@gmail.com

Would you like us to contact you? Yes, by email

Message:

The Madison City Council needs to establish housing initiatives that prioritize efficient yet comfortable living over luxury units and houses. Madison has a housing shortage. Not a rooftop swimming pool shortage. Or an in-unit gym shortage. Or an in-unit washer and dryer shortage. Providing more comfortable housing for more people should be the only housing agenda adopted by the Madison City Council.

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] New Luxury Apartments
Date: Monday, June 26, 2023 4:17:42 PM

Recipient: All Alders

Name: Josh Wells

Address: 1002 Spring Street Unit R, Madison, WI 53715

Would you like us to contact you? No, do not contact me

Message:

The housing market in Madison is the worst of any area I've ever seen. By punishing students for wanting to live anywhere near campus and creating a high stress housing search, the housing in and around campus is pushing students away. I am all for additional beds on existing properties, the trend of expensive luxury apartments only hurts students. While some students opt to live in high-end apartments and have the means to pay the insane rents, most are looking for affordability. The luxury apartments may increase the quality of life in the long run, but the cost of living skyrockets in the meantime. Once there are a large amount of vacancies around campus as a whole, a competitive market will emerge. Currently, any apartment with less rent than 1000 per person a month near campus will have a 100% occupation. This leads to apartments not needing to improve to keep customers, and still raising the rent as new apartments charge a high amount. This leads to the low-end apartments "justifying" their raise in rent year after year. I live in the "Sophomore Slums" neighborhood just south of campus. The students of this university have coined that term because all the apartments in the area are more affordable than most other areas on campus which is a very low bar. To expand on the lack of improvements I mentioned above, the most important one ignored is improvements to safety. The door to my apartment building has had a broken lock for months. Anyone can just pull it open and come in. The door to our balcony which is accessible from the ground had rotted siding for months before it was finally replaced. There is a reason there are constant break-ins in my neighborhood. All the low-end apartments can do exactly what they want without repercussion. New luxury apartments hurt students even if they do not realize. Large amounts of affordable housing may be able to combat the lack of space for students better than luxury housing would.

From: ajwhite22@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Please protect affordable housing for students!
Date: Monday, June 26, 2023 4:24:42 PM

Recipient: All Alders

Name: Alexandra White
Address: 10 Gerry Ct, Madison, WI 53715
Email: ajwhite22@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Dear Alders,

My name is Alexandra and I am a sophomore at the University of Wisconsin-Madison studying Sociology and Data Science. I am a Wisconsin native, as I grew up in La Crosse, WI.

I am writing to you to ask you to please protect the remaining affordable student housing in Madison. As a student, I would choose an affordable housing option over a luxury apartment without question. Like many UW students, I cannot afford to live in an apartment that charges ~1229 per bed for a shared room. This high cost of rent would require me to take out private loans to be able to continue to attend school and afford basic necessities like food.

Thank you to those of you who have already voted in support of the protection of affordable housing. I kindly request that you continue to vote to protect student interests.

Thank you for your time and support,
Alexandra White

From: Zeaman@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Houseinf
Date: Monday, June 26, 2023 9:43:27 PM

Recipient: All Alders

Name: Melia Zeaman
Address: 7212 Friendship Ln., Middleton, WI 53562
Email: Zeaman@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Hello,
As a student housing is very important. It takes time to make friends to be roommates with and I never have a lot of money. Any thing you do to lower housing cost and make apartments easier to get is greatly appreciated. I've had many long phone call with my friends trying to find a place we can afford, and crying as option disappear under our feet.

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Affordable housing
Date: Monday, June 26, 2023 9:34:40 PM

Recipient: All Alders

Name: Angela Zrnich
Address: 944 Ninth St, Beloit, WI 53511

Would you like us to contact you? No, do not contact me

Message:

Dear Alders,

As a UW-Madison student I feel seen, for the rejection of the new housing project. UW and the Madison area should be providing more affordable housing and not be charging more than I can make in a month while also being a full time student.

Thank you, please keep fighting for us.