

From: [Jordan Mader](#)
To: [Plan Commission Comments](#)
Subject: Support Agenda Item 15
Date: Monday, July 8, 2024 3:57:26 PM

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Hi all,

I'm writing in support of item 15. I believe this project is a great opportunity to increase our city's housing stock. As a city we get to decide on the proposals in front of us, not theoretical ones that some think could be better to be built somewhere else. If you decide this project is not allowed, we'll end up with less housing, higher housing prices, and a vacant Monarch health building.

I live near the proposed Porchlight redevelopment. Some of my neighbors who can make the meeting tonight and speak will likely comment on the proximity to other buildings that provide services to those with lower incomes in the area. Organizing resistance to push lower income housing options further out to other parts of the city does not solve any problems. In fact, the desirability of the land and proximity to the Capitol means that there will be plenty of other higher end new projects coming regardless and a rare opportunity to build a less segregated city.

Thank you,
Jordan Mader
123 N. Blount St.



SHERI CARTER
PRESIDENT PORCHLIGHT, INC. BOARD

PLAN COMMISSION

July 8, 2024

RE: Legistar # 83525, 83526, and 83530

Dear PLAN COMMISSION,

I support the proposed development project and request the commissioner's approval tonight. I have attended two community meetings, and we were responsive to the attendees' concerns. In addition, porchlight staff have attended additional meetings of the community and businesses. Let me clear this is not a shelter, but permanent housing for our residents that allows them to have their own apartment without having to share common spaces. Our residents and staff deserve this opportunity.

I am available to speak and answer questions.

Sincerely,

Sheri Carter

From: [patricia Kelly](#)
To: [Plan Commission Comments](#)
Cc: [Wells, Chris](#)
Subject: Fw: Porchlight development at 521 E. Washington Ave., legistar 83526
Date: Monday, July 8, 2024 2:52:08 PM

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[Sent from AT&T Yahoo Mail for iPhone](#)

Begin forwarded message:

On Friday, July 5, 2024, 9:11 AM, patricia Kelly <pjkmiffin@sbcglobal.net> wrote:

To: City of Madison Plan Commission

Re: Porchlight development proposal at 521 E Washington Ave., Legistar 83526

Dear Plan Commission members,

I am writing you to express my opposition to Porchlight's planned apartment development at the corner of Blair St. and E. Washington. My objections are twofold firstly, the whole idea of a fully segregated housing development for people dealing with mental health challenges flies in the face of what we've learned about integrated vs segregated housing. Segregated housing is stigmatizing for the residents of such housing and severely restricts any possibilities of living an integrated life in a typical neighborhood. Instead of being welcomed into a neighborhood, with all the benefits healthy neighborhood relationships provide, people will purposely avoid getting to know their neighbors who live in a large, segregated housing unit. Porchlight knows this and has an effective model of placing people with mental illness in scattered housing throughout Madison. There are at least two such examples of this integrated housing model in the Tenney-Lapham neighborhood where I live. The Tenney-Lapham neighborhood was supportive of The Shield, the Salvation Army development, because it is a model that combines low income and market rate housing thereby avoiding the significant pitfalls of a fully segregated development.

My second objection weaves into my first concern and that is that the corner that Porchlight has chosen already has two major service providers very close by, The Beacon and The Salvation Army. This is simply another form of carving out a small, 2-3 block radius, to provide services for people with significant needs further enhancing the reality of segregation.

As a city, we need to continue to lead the way in supporting people in a way that more fully integrates them into the ordinary fabric of our neighborhoods. Dane County has done an exemplary job of supporting integrated housing and work for people with developmental disabilities, MMSD has done an exemplary job of supporting students with a variety of disabilities into the classroom. There is no good reason that the city of Madison can't also be an exemplary model of integrated housing.

Thank you,

Pat Kelly

1210 E Mifflin St.

Madison

From: [Harry Richardson](#)
To: [Plan Commission Comments](#)
Subject: porch light project (item 14,15,16)
Date: Monday, July 8, 2024 1:51:38 PM

You don't often get email from richardsonharry348@gmail.com. [Learn why this is important](#)

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Greetings,

As a Tenney-Lapham resident and long time eastsider, I have a number of concerns about this proposed development. My primary concern is that Porch Light has not committed to having 24/7 staff at the building to help this vulnerable population in case of individual or group problems. I have read the police proposal but they are mainly focused on making property secure in the building and cutting down on police calls, an understandable concern from their point of view but that doesn't cover all the needs of this group. I have concerns about what other services might be needed for people in this building, will they get some help navigating the new bus system to get to work, get groceries (Festival Foods is overpriced and I would assume limited income people would need a cheaper option) other needed trips?

I also have a concern that the rent is five hundred dollars a month and many of these people will only have social security or related programs to help cover their expenses. It seems like a lot of people in the building will be paying half their income on rent. This seems neither sustainable nor fair. Again, I have not heard Porch Light address this concern. Also the new planned development has fewer units for people than their current location. What happens to those displaced by this change who for whatever reason can't move into the new sight?

Just to be clear I am neither opposing or supporting this current development but I strongly feel these questions should be adequately addressed before this project is approved.

Thank you for taking the time to read this email. I hope the committee can get answers to these and other concerns about this project.

Sincerely

-Harry Richardson
456 N Few St