

From: Keith Heimforth

Sent: March 05, 2018 7:49 AM

To: Parks, Timothy <TParks@cityofmadison.com>; Planning <planning@cityofmadison.com>

Subject: Concerns about The Grove Apartments

To the Madison Plan Commission and City Planner:

I know you are busy and will have a lot of comments on the proposed Grove Apartments project on Cottage Grove Road. So, I will be as brief as possible.

- I strongly support Madison's commitment to increasing affordable housing, having worked for decades with people who depend on such housing to move forward with their lives in safety and dignity.
- I will be pleased to have more affordable housing "in my backyard" - which the Grove will be.

However....

- My concern with this project is the absolute number of affordable units in one small location, and that number in relation to the number of market-rate units.

Our history with subsidized housing has shown that congregating large numbers of people in need is unwise public policy. Just as important, people in need of affordable housing deserve to be integrated into the community, living in buildings where at least an equal number of people are not struggling with the various issues that typically accompany economic need. The Section 8 Housing Choice Voucher program is the ideal model, but a second-best model is buildings that are not predominantly populated by people in economic distress.

I urge the commission to scale back the percentage of units in The Grove that are reserved for those at 50% or less of the median income. The same number of such units (or even more) spread across several locations in our neighborhood would be much more likely to be successful for the residents and for the neighborhood.

Thank you for considering my concerns.

Keith Heimforth

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