

Brown, Percy

From: Erika Schneider [erika.schneider@gmail.com]
Sent: Tuesday, July 08, 2008 2:56 PM
To: Brown, Percy
Subject: Support Porchlight's Proposal for the Truman/Olson Development

Dear CDA Commissioners,
I am writing to encourage you to support Porchlight's proposal for the Truman/Olson Development.

Porchlight's proposal supports the following:

- **Madison's Need for Affordable Housing** The 24 new units of permanent affordable housing proposed by Porchlight can give more people a chance to move out of a shelter situation. The waiting lists for permanent housing are very long and this proposal would help alleviate the shelter system.
- **Park Street Location will encourage housing stability** The Park Street location is uniquely situated to services that low-income people rely upon; regular bus service, a grocery store, a pharmacy, and a medical clinic. These features to the location will help to insure that people who move into the developed permanent affordable housing will be able to maintain that housing.
- **Responsive to Neighborhood Plan** Porchlight took great care to build their proposed development within the confines of what is expected in the Wingra BUILD Plan and other neighborhood plan.

Please forward to all CDA members. Thank you.

Sincerely,
Erika Schneider

Brown, Percy

From: James McKiernan [jamesm@glowacharris.com]
Sent: Wednesday, July 09, 2008 10:08 AM
To: Brown, Percy
Cc: James McKiernan
Subject: Porchlight proposal for Truman/Olson

CDA staff,

I want to support the idea of using the Truman/Olson facility as a homeless services and housing center. There is much to consider but I believe that many people and service groups are interested in having a central location for focusing these services. I am also a homeowner in the Greenbush area and would feel that this would be a great addition to our neighbourhood.

Please circulate to all staff members.

Thank you for your service to the community!

James E. McKiernan
Senior Art Director
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7/9/2008

Statement by Steven J. Schooler Executive Director of Porchlight, Inc.

Porchlight provides housing and services for homeless persons. Porchlight relies on the following facts as the principal basis for its Notice of Interest for the Truman Olson Reserve Center:

(1) There is an acute need for housing for homeless persons with disabilities, particularly mental illness. The need for this housing will grow significantly in the next several years as many veterans will return from the conflicts in Iraq and Afghanistan with Post Traumatic Stress Disorder.

(2) Porchlight's proposal will serve homeless persons with disabilities and is consistent with and furthers the specific objective of the Community Plan to Prevent and End Homelessness in Dane County (January 2006) by increasing the number of housing units available for low-income adults coupled with supportive services; Porchlight's proposal is supported by the Dane County Homeless Consortium.

(3) Porchlight has had long-term successful experience in this community providing low-cost housing combined with support services for individual adults suffering from mental illness.

(4) National studies have demonstrated that low-cost housing combined with support services is successful in assisting homeless persons off the streets and maintaining them in housing over the long-term.

(5) New construction provides the opportunity to design and construct buildings that are highly energy efficient with features that minimize maintenance expenses, assuring that housing will be truly low-cost for decades into the future.

(6) The Truman Olson Reserve Center on Park Street offers the following advantages for Porchlight and the homeless persons it serves:

(a) Undeveloped site suitable for building at least two new buildings (14-unit single room occupancy building for Safe Haven and a 24-unit efficiency building for permanent housing). Buildings should be in close proximity to one another but not attached. Size should be sufficient for parking although not necessarily the same number of spaces as would ordinarily be required by City planning.

(b) Proximity to local bus lines that operate over extended hours on nights and weekends for residents and staff without access to automobiles;

(c) Proximity to local commercial amenities, particularly grocery and drug stores and post office;

(d) Proximity to medical services;

(e) Proximity to Porchlight services, main office and maintenance; and

(e) No environmental issues regarding contamination or noise levels.

These are the undisputed facts.

Porchlight's proposal for the Truman Olson Reserve Center is consistent with the Wingra Creek Market Study and Conceptual Redevelopment Plan (Wingra Build Plan) (2006), the City's Comprehensive Plan (2006) and the South Madison Neighborhood Plan (2005). The only difference between the Porchlight proposal and these plans according to the Planning Division Report, Department of Planning and Community & Economic Development (April 4, 2008), is that Porchlight's proposal provides for "special purpose housing" for persons with mental illness as opposed to "work force" housing. (p. 7.)

Porchlight has substantial support from the neighborhood and neighboring developers for its proposal. Porchlight has met with the leadership for both the Bay Creek and the Bram's Addition neighborhood associations. The Porchlight proposal also is supported by Eric Schwartz, a participant in the Wingra Build Plan and a principal in the real estate development company, Sara Investment Real Estate, which owns property directly adjacent to Truman Olson and the shopping center two blocks further down parking street.

Porchlight is mindful of concerns about concentrations of low-cost housing in certain sectors of the City. Porchlight, has in the past, attempted to locate housing consistent with the Fair Share Plan. However, the Fair Share Plan does not bar the location of any type of housing in any particular area, but rather attempts to assist and encourage non-profit groups with special funding and technical assistance to locate housing consistent with a scattered site model. Porchlight has done precisely that in the past. The data recently prepared by the City of Madison Department of Planning and Development does not demonstrate a concentration of low-cost housing or services in the nearby vicinity of the Truman Olson facility. In some respects the reported data overstate the limited concentration by failing to recognize that many areas of the City are zoned only for single family residential and have inadequate public transportation. In addition, certain facilities, such as the Romnes public housing facility located in the same census tract as Truman Olson, include substantial housing for senior citizens.

It is extraordinarily difficult to locate suitable site for low-cost housing in Madison. Porchlight's most recent project took four years to find a location (that was ultimately outside the City of Madison).

In many respects, the Truman Olson Reserve Center is the perfect location for the housing proposed by Porchlight.

Regardless, and in the spirit of compromise, Porchlight is willing to consider an alternative site to this location on Park Street and enter into a swap for another site, in particular for the advantage of developing that site much earlier than the contemplated date of 2011 for Truman Olson and with the hope that such a site may be able to accommodate a greater number of housing units than proposed for Truman Olson.

Such a site, however must meet the following conditions:

(1) Offer comparable advantages to the Truman Olson site as identified above: undeveloped land suitable for building consistent with Porchlight's proposal, proximity to extended bus service, grocery and drug stores, medical services and Porchlight's services;

(2) Be Environmentally suitable for development;

(3) Approved by the City for the development as proposed by Porchlight;

(4) Approved by any other regulatory or governmental body for development as proposed by Porchlight; and

(5) Land ownership by Porchlight in fee simple without cost to Porchlight.

In summary, the Truman Olson Reserve Center provides a tremendous opportunity to meet an ever growing acute need. It provides for free undeveloped land that Porchlight can utilize to provide successful housing programs that will serve those most in need for decades to come. It is critical that the City and the Community Development Authority recognize that opportunity and fulfill the federal mandate to help those who need it most in this community.

Kerr, Julia

From: Aaron Crandall [aaron.crandall@yahoo.com]

Sent: Tue 6/24/2008 8:27 AM

To: Kerr, Julia

Cc:

Subject: Truman Olson ROTC Ctr

Attachments:

Julia,

I just want to express my continued support for Porchlight's proposal on this site. I feel their proposal was a well balanced bid consisting of the necessary components to making it a successful project in our district. There would be significant improvement to the south side simply by replacing the current structure & there continues to be need for affordable housing in Madison.


Thank you.

Aaron Crandall

108 Proudfit St

294-9505

Please visit www.active.com/donate/act6ride/crandall to sponsor my bicycle ride in Aug to benefit the AIDS Network.

 You replied on 6/30/2008 10:18 AM.

Kerr, Julia

From: Sara Richards [leftpaintedtoenail@hotmail.com]

Sent: Thu 6/19/2008 10:47 AM

To: Kerr, Julia

Cc:

Subject: Truman Olson and CDA

Attachments:

Julia,

I wanted to be sure I understand what's going on with the CDA and the Truman Olson site. What I picked up from the meeting I attended is that the subcommittee has charged city staff to develop 2 plans, one for homelessness and one for economic development. What is not clear to me is when these plans will be presented to the subcommittee and when the subcommittee will make a recommendation.

I am interested in speaking on behalf of the Porchlight proposal and would appreciate your guidance with respect to when such speaking would have the most impact.

Thanks in advance for your guidance.

Sara Richards
710 Spruce
53715

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Kerr, Julia

From: Carol Medaris [cwmedaris@tds.net] **Sent:** Mon 6/9/2008 11:32 PM
To: Kerr, Julia
Cc:
Subject: In support of Porchlight at the Truman Olson ARC
Attachments:

Dear Julia:

I meant to contact you soon after the March 26th meeting, and hope it is not too late to urge your support for the Porchlight development proposal for 24 units of housing for disabled adults and relocation of Safe Haven at the Truman Olson ARC property. It seems to me a very well-thought-out plan for a population that needs all the support the city can provide.

The central location with nearby access to transportation seems to me to be particularly appropriate for this use. Also, the placement of the two buildings with the city's proposed mixed use for the rest of the property acknowledges the need some in the community expressed for separation of this population from nearby residential properties while retaining a sense of being part of the community.

I live on the south side, but my home is not in the immediate neighborhood. After the meeting I made a point of speaking to a few neighbors on Cedar Street, and they expressed their satisfaction with Porchlight's presentation and said that their concerns had all been addressed. (I hope some of them have contacted you, as well.) I do shop at Copp's which would be the neighborhood grocery for the residents of Porchlight's proposed housing as well as mine.

I also like the design of the proposed units, with the common area in the middle of the development for outdoor living -- again, somewhat separate from nearby residences. This latter would seem to answer some of the concerns expressed about the Brooks Street residence. It is also the result of the special opportunity presented by this property to create attractive living spaces from scratch specifically for the homeless population and their service providers, instead of trying to fit them into a property originally developed with another use in mind.

It seems altogether ideal to me, and I hope you will support this use of the property.

Sincerely,

Carol Medaris
633 South Shore Drive
Madison, 53715

251-2757

Kerr, Julia

From: Cindy Snyder [cssnyder@charter.net]

Sent: Mon 6/9/2008 8:57 PM

To: Kerr, Julia

Cc:

Subject: Porchlight Proposal

Attachments:

Dear Julia,

I for one am not interested in having Porchlight on Park St. I feel that some think poor people should be crowded together. I thought Park was to be rejuvenated with diversity not so low as to detract business and excitement. I do like the idea of Porchlight just not there. I'm not able to come to the meeting. Keep up the good work!

Sincerely, Cindy Snyder

Kerr, Julia

From: Bob Stoffs [bstoffs@tds.net]
To: Kerr, Julia
Cc:
Subject: Truman Olson Site
Attachments:

Sent: Mon 6/9/2008 6:18 PM

Hi Julia,

This is a little belated, but I wanted to let you know my feelings about potential users of the Truman Olson site. I attended the March presentation by the four groups interested in the site.

I think they are all positive organizations, but the two schools interested in using the existing building and grounds don't seem to be the best use. There is a fair amount of space and I like the idea of mixing the use between commercial and non-profits. In particular, the Porchlight proposal seemed to be well considered and designed and a good use of the space. Since it only takes a small amount of the area there would still be room for other development.

A number of neighbors who did not attend the presentation will probably have concerns about having "homeless" individuals in the area. If the Porchlight proposal is accepted it would probably be useful to have some additional explanation of the project in the Bay Creek Bulletin and at some association meetings to educate and answer these concerns.

Thanks for your work on this.

Bob Stoffs
914 Lawrence St.
255-1074

Kerr, Julia

From: Joanne Pedder [jmpedder@charter.net]
To: Kerr, Julia
Cc:
Subject: Truman Olson sight
Attachments:

Sent: Mon 6/9/2008 3:41 PM

Julia Kerr,

I am unable to attend the meeting at noon tomorrow, but I am very much against them using the building for the homeless. We have more than enough problems in this neighborhood.

Joanne Pedder

940 West Shore Drive

Madison, WI 53715

jmpedder@charter.net

Kerr, Julia

From: Daina Zemliauskas-Juozevicius [auradain@tds.net]
To: Kerr, Julia
Cc:
Subject: Park St. and Porchlight
Attachments:

Sent: Mon 6/9/2008 3:06 PM

Hi Julia,

I just learned of tomorrow's meeting regarding the Porchlight proposal for the Truman site (Army Reserve) on Park St. I am absolutely begging you to reconsider if you are in favor of using this sight for a homeless shelter. The surrounding neighborhood already has an alarming number of half way houses and city subsidized housing (Romnes Apartments) and the result is a saturation of individuals who have a right to be here, but can be downright scary at times. I see this on a daily basis, as I live on South Shore Drive, a popular walking street, and not far from where a neighbor was murdered in January. I googled my zip code (53715, less than a mile from the Truman site) with half way houses and was shocked to see just how many apartments are dedicated to housing those who are ex offenders of sex crimes, drug abuse, etc. Just now when Brittingham Park seems to be gaining an edge for the legal use and recreation by law abiding citizens, it would be a shame to create a magnet for the homeless.

Sorry, I used to be quite tolerant of this particular population, but working in the state capitol (with the homeless piled up in the basement all day)and watching the types of people who walk by my house has put my liberal attitude well behind concern for the safety of my family and neighbors.

Please, Julia, please, vote against using this land for any kind of homeless shelter.

Thank you.

Sincerely,

Daina Juozevicius
701 South Shore Drive
Madison 53715
608-260-8971

Kerr, Julia

From: Clarence Cameron [clarowl@charter.net]
To: Kerr, Julia
Cc:
Subject: 633 Cedar Street
Attachments:

Sent: Mon 6/9/2008 11:11 AM

Hello, Julia,

Bob and I have no real problem with Porchlight going into the Army Reserve Center. However, since our kitchen bay window looks out in that direction, we are only hoping that the drug trafficking, from up the hill on Park Street, does not flow downhill. From all we have heard, Porchlight is a tightly-run organization. The Park Street corridor already has its share of problems, so we can only hope Porchlight will become an asset rather than another liability. Thank you.

Regards,
Clarence Cameron

Kerr, Julia

From: Lindsey Lee [cargocoffee@yahoo.com]
To: Kerr, Julia
Cc:
Subject: Thoughts on Truman-Olson meeting
Attachments:

Sent: Mon 4/7/2008 3:46 PM

Hi Julia,

Here are my quick thoughts on the Truman-Olson meeting. Sorry this e-mail is so late...

- 1) I thought the only fully developed proposal, the one offered by Porchlight, was quite good. The concepts it offered could also be used by other competing entities.
- 2) I appreciated that the Porchlight proposal incorporated ideas from the Wingra BUILD study including the need for an extension of Cedar Street into the triangle. I also liked that the proposal did not use the site solely for a social services purpose but instead envisioned a mixed use for the site. It is my opinion that having commercial space (hopefully with some retail) at the front of the site would be best for the economic health of South Park Street. I liked how the Porchlight concept uses this commercial space and parking to screen their buildings which are situated near the back of the site.
- 3) I think it will be critical that any plan has the support of Eric Schwartz from Sara Investments. He saw value in this stretch of Park Street and invested in it. That is what we want. If Eric thinks a plan is workable then I believe many other people will see that as a healthy sign. After all, he has a real stake on the table.
- 4) As you know I live and work on Williamson Street which has way more than its share of social services that serve troubled populations. This has been true for decades. Tellurian just doubled their footprint right across the street from the Roman Candle pizzeria. Williamson Street has also greatly improved over the past fifteen years. This tells me that if there is the right balance and it is done right we can have our cake and eat it too. We can do "good" and still do "well."
- 5) If there is a good compromise to be had it would also keep the process from being dragged out and potentially become divisive. Long dragged out processes saps our civic energies. On the other hand, getting it done sends a great "can do" message.

Well those are my thoughts.

Hope all is well!

Lindsey

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