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*Housing ideas for people with disabilities*

Timothy J. Radelet, Executive Director; Ext. 3; tr@movin-out.org

## Via Electronic Mail

January 10, 2016

To the Madison Plan Commission:

Bradley A. Cantrell  
James E. Polewski  
Ken Opin  
Ledell Zellers  
Maurice C. Sheppard

Melissa M. Berger  
Michael G. Heifetz  
Michael W. Rewey  
Sheri Carter  
Steve King

Re: Proposed Broadway & Lake Point Apartments and Neighborhood Center;  
1/11/16 Meeting Agenda Items 7, 8 and 9

Ladies and Gentlemen:

Movin' Out, Inc. is the co-developer of the proposed development referenced above which will be discussed at tomorrow's Plan Commission meeting. Movin' Out is a nonprofit organization with a history of over 20 years of success. We urge you to vote in favor of allowing this development to go forward as proposed.

Housing for People with Disabilities. Movin' Out works with people who have permanent disabilities who do not want or need to be institutionalized. We create high quality housing options for them that are instead integrated into ordinary neighborhoods and apartment buildings. If needed, we connect them with support services that help them succeed living independently instead of in institutions.

Twelve of the 48 proposed apartments will be marketed to people with permanent disabilities and veterans. We expect about eight of these residents to have incomes of only about \$1,000 per month. We have arranged for the Dane County Housing Authority to provide Section 8 housing vouchers for these residents so that rent and utilities will be paid for them. The other 4 will have higher incomes.

This housing is needed. Consider our Pinney Lane Apartments currently under construction on Cottage Grove Road. Eighteen of the 70 apartments in that development are also being marketed to people with permanent disabilities and veterans. We began accepting applications for apartments on Monday, November 2<sup>nd</sup> at noon. The Friday evening before, elderly parents of adult children with disabilities began lining up, and they waited in line all

weekend just to be sure their children had a good shot at qualifying for one of these very scarce apartments. By 5:00 on that first day, we had collected 61 applications for the 70 apartments.

Based on our many years of experience working with people with disabilities and their allies and developing housing for them, we are confident that the sites for the housing we propose on Broadway and Lake Point are excellent. Including the community center within the proposed large building makes this housing even more attractive for people with disabilities.

Petition from some Neighbors. Accompanying this letter is a copy of a petition that some of the residents in the neighborhood surrounding the proposed development have signed recently, along with the cover memo that was circulated with the petition. Apparently this has already been provided to you.

When you consider the petition and the memo, please keep in mind that these documents include misstatements of fact and incomplete information. Some who signed may not have done so if correct and complete information had been stated.

The memo and petition incorrectly state, for example, that the development consists of 48 low-income housing units.

- Eight apartments are not income restricted at all.
- Nine apartments are for residents with annual incomes up to about \$40,000 to \$50,000 depending on household size.
- Sixteen will be for incomes up to about \$33,000 to \$41,000.
- Seven will be for incomes up to about \$20,000 to \$25,000.
- All of the residents of the above apartments will need to have income sufficient to pay the rent, utilities and other living expenses without subsidy.
- The residents of 8 of the apartments for people with disabilities and veterans will have annual incomes up to about \$29,000 to \$36,000 and will have rent subsidy as described above.

The memo suggests that the neighborhood was not consulted about the proposed development. There have been several neighborhood meetings over more than a year. We have gathered comments and addressed them in re-designs and have always been available to answer questions and provide information.

There is an interest in a larger, free standing neighborhood center building, but no money to pay for it. (The Goodman Community Center, for example, cost about \$16,000,000.) Perhaps in several years there will be. In the meantime, our proposal gives the neighborhood a nice new affordable facility within a condominium unit that the city will own. If a different center building becomes a reality in the future, the city can sell the condominium unit and apply the proceeds to the cost of a new building.

The memo promotes owner-occupied housing instead of rental. Theoretically the buildings we propose could be owner-occupied housing condominiums, if it was economically

The Madison Plan Commission

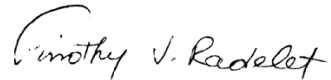
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feasible. The concerns raised about traffic, parking, pedestrian safety and sidewalks would all be the same if this housing were to be owner-occupied. If density were to be reduced, the cost of the housing would be very high.

Please let me know if we can provide you with any more information. Thank you for your interest and attention.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy J. Radelet".

Timothy J. Radelet,  
Executive Director

cc: Natalie L. Erdman  
James O'Keefe  
Timothy Parks

