

Dan O'Callaghan
2202 Commonwealth Ave.
Madison, WI 53726

September 14, 2016

Susan Thering, Ph.D.,
Executive Director
Design Coalition Institute
2088 Atwood Ave.
Madison WI 53704

Re: Public Facility Needs Assessment; failure to consider ADUs

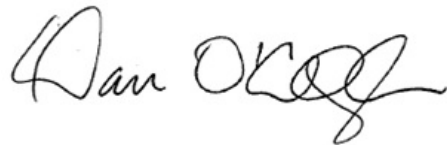
Dear Sue:

As a passionate advocate for affordable housing I am happy you reached out to me to share your concerns regarding the June 2016 *Park Impact Fee and Land Dedication Policy and Public Facility Needs Assessment* prepared by Duncan Associates. I know that for quite some time you have been urging the City to consider updating its needs assessment to take Alternative Dwelling Units (ADUs) into consideration. Like you, I was disappointed to find that the recently updated assessment says very little about ADUs, concluding, without support, that an ADU should be treated the same as a unit in a multifamily apartment building. In the absence of any actual analysis, this appears to be a fairly arbitrary conclusion.

I think the City is missing a real opportunity here. A number of important policy documents adopted by the City over the past few years have recognized the urgent need for more affordable housing in our community. ADUs are one way to meet that need. As a city, we should be looking to reduce or eliminate barriers to the creation of these types of low-cost housing units. The state law dealing with park impact fees specifically permits municipalities to exempt "low-cost housing" from impact fees. I would have liked the updated needs assessment to show leadership in this area.

Thanks for your continued dedication to the issue of affordable housing.

Best regards,

A handwritten signature in black ink, appearing to read "Dan O'Callaghan". The signature is fluid and cursive, with the first name "Dan" being the most prominent.