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Subject: Invitation to Smart Growth's Program about the Housing Development Process and Financing
Date: Thursday, April 17, 2025 4:50:15 PM
Attachments: [SGGM-BuildingBlocksDoc v3.pdf](#)

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Chair Gnam and Plan Commission Members:

Smart Growth Greater Madison invites you to register for our program on Friday, May 30, 2025:

Building Blocks: The Housing Development Process and Financing

This program is primarily for local government elected and appointed officials and staff in Dane County. The program explores how for-profit and nonprofit organizations develop new market-rate multifamily housing, "affordable" and "workforce" multifamily housing, and residential subdivisions.

I have attached the agenda for the program. Below is a link for more information and to register. The registration fee is \$60. The program includes breakfast and lunch.

 <https://www.eventbrite.com/e/building-blocks-the-housing-development-process-and-financing-tickets-1329045935169?aff=oddttdtcreator>

You can register for this program using the link above. Or if your municipal government would prefer to pay for your registration by check, please send me an email at bill@smartgrowthgreatermadison.org indicating the names of the people with your municipality who want to register and the email address to which I should email and invoice, and I will register the listed people and email an invoice for the registration fee.

Due to limited space, no more than six people from any municipality may register for this program.

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BUILDING BLOCKS: THE HOUSING DEVELOPMENT PROCESS AND FINANCING

Friday, May 30, 2025

Hilton Garden Inn, 1220 S Grand Ave, Sun Prairie, WI

Registration fee: \$60 (breakfast and lunch are provided)

8:30 AM . . . Registration begins

9:00 AM . . . Overview of the Dane County Housing Market: Supply, Demand, Rents and Prices

- Prof. Kurt Paulsen, Professor of Urban Planning, UW-Madison, and member of Middleton Plan Commission

9:45 AM . . . Real Estate Development 101: The Basics of Developing and Financing Market-Rate Multifamily Housing

- Ethan Schwenker, Vice President of Development, Hovde Properties

10:45 AM . . . Break

11:00 AM . . . Developing and Financing Affordable and Workforce Multifamily Housing

- Nicole Solheim, Senior Vice President, Cinnaire Solutions, and member of Madison Plan Commission

11:45 AM . . . Lunch

12:45 PM . . . Legal Obligations and Constraints when Reviewing Development Projects

- Matthew Fleming, Shareholder, Murphy Desmond

1:30 PM . . . Real Cost of Constructing a New House

- Speaker to be announced

2:15 PM . . . Real Cost of Developing a New Residential Subdivision

- Terrence Wall, Owner, T. Wall Enterprises

3:00 PM . . . End of program

