

JAMES A. GRAASKAMP COLLECTION OF TEACHING MATERIALS

III. REAL ESTATE DEPARTMENT ADMINISTRATION

I. Committee Work

1. UW Housing Committee

Advisory Housing Committee  
Report for 1969-70

The following is a report of the membership and activities of the Advisory Housing Committee (AHC) during the period from September 15, 1969, through November 30, 1970:

Membership:

Current membership as of November 30, 1970, is:

Mr. James A. Graaskamp	- Professor, UW School of Business
Mr. Robert P. Moser	- Professor, UW School of Education
Mr. Leo Jakobson	- Professor, UW Department of Urban and Regional Planning
Mr. James V. Edsall	- Director, UW Department of Planning and Construction
Mr. Newell J. Smith	- Director, UW Office of Student Housing
Mr. W. Eugene Clingan	- Dean of Students, UW Madison Campus
Mr. Dale Nordeen	- President, First Federal Savings & Loan
Mrs. Gertrude C. Fuelleman	- Operator, Student Housing
Mr. John L. Borman	- Operator, Student Housing
Mr. Frederic E. Mohs	- Attorney
Mr. James P. Goulette	- Realtor
Mr. Charles R. Dinauer	- Director, City Planning
	- Student
	- Student
	- Student
Mr. Donald I. Hovde (Alternate)	- Realtor
Mr. Sol Levin (Alternate)	- Director, City Department of Housing and Community Development
Mrs. Ruth Harris (Alternate)	- Operator, Student Housing
Mr. Lawrence E. Halle (Alternate)	- Director, UW Residence Halls
Mr. Glenn Jacobsen (Alternate)	- Assistant Dean, UW Graduate School
Mr. Alan E. Bessey (Alternate)	- Specialist, UW Department of Planning and Construction
Mr. Peter W. Amato (Alternate)	- Professor, UW Department of Urban and Regional Planning

Former members who have been active on the committee but who have resigned during the past year are:

Miss Nancy G. Dunn	- Student
Miss Barbara H. Knapp	- Student
Mr. Steven M. Woolf	- Student
Mr. Frederick O. Leidel	- Assistant Dean, UW College of Engineering
Mr. A. Theodore Bleckwenn	- Attorney

### Meetings

The first meeting of the committee was held on September 15, 1969. Since then meetings have been scheduled twice monthly except during the months of July and August 1970. Meetings for the coming year are scheduled to be held on the first Wednesday of each month at 3:00 p.m. in the Community Room of the Braxton Apartments, 703 Regent Street. The meetings are open to the public. Sturgis rules of order are followed in conducting the meetings. Minutes of all meetings are on file in the Office of Newell J. Smith, Secretary for the Committee, at 433 North Murray Street.

### Current Officers

Chairman	- Mr. James P. Goulette
Vice Chairman	- Mr. Robert P. Moser
Secretary	- Newell J. Smith

### Committee Actions

October 1, 1969	Voted that the City-University Coordinating Committee (CUCC) be informed that the AHC exists and offers its services as an advisory body to CUCC.
November 5, 1969	Voted that AHC concurs in and indicates approval of the recommendations included in Faculty Document 289. (Proposed changes in housing regulations.)  Voted to endorse the recommendation of the University Committee On Student Housing (CSH) that the present policy of no restrictions on hours in Supervised housing be continued.
February 4, 1970	Voted to oppose current proposals to change zoning from R4 to R3 in designated neighborhoods.
February 18, 1970	Voted to send all minutes and materials pertinent to AHC meetings to the League of Women Voters and that future similar requests by other groups be decided on an individual basis.  Voted to accept the responsibility of undertaking a study as requested by the UW Campus Planning Committee (CPC), accept expert help as CPC suggested, and attend a joint meeting of the City Planning Commission and the City University Coordinating Committee (CUCC).
March 18, 1970	Voted to accept the responsibility for the housing study as proposed at the joint meeting of the City-University Coordinating Committee (CUCC), the City Planning Commission and the Advisory Housing Committee (AHC).

- April 8, 1970 Voted that the AHC Secretary write to the Methodist Hospital Board of Directors requesting information concerning the manner in which ownership of hospital properties was transferred with alleged short notice to tenants.
- Voted to recommend that the University consider establishing some category of housing for graduate students in which the University supervises and is involved in rental agreements.
- April 15, 1970 Voted to accept the report on the transfer of Methodist Hospital properties and directed the AHC Secretary to notify the Madison Tenant Union of the findings.
- April 22, 1970 Voted to request that the University Board of Regents seek the advice of the AHC before taking any formal action which would remove housing from the student market.
- Voted to appoint a Steering Committee of five members representative of the component groups within AHC to serve in an advisory capacity in the conduct of the impending research on student housing.
- Voted to request the City Planning Department and the University Office of Student Housing to notify the AHC of any plans for the construction of student housing, at the earliest time they become aware of such plans, and that the AHC then make a determination, on an individual basis, as to whether or not it wishes further information on any specific proposal.
- May 6, 1970 Voted to approve the substance and format for the proposed comprehensive study of student housing in Madison as presented by the AHC Steering Committee on Research.
- Voted to approve the tentative budget as presented with an upper limit of \$40,000 for conducting the proposed comprehensive study of student housing, and that action be implemented to see what state, federal, or private funds are available for financing the study. Any residual balance not covered by such sources should be requested as an equal contribution from the University and the City.
- May 20, 1970 Voted to approve the appointment of Professor Peter Amato as Principal Researcher for the AHC housing study.

Voted to request the AHC Secretary to appear before the Assembly Committee on State Affairs on behalf of the AHC to review the proposed housing study and present a request for financial assistance; that the Secretary also continue to pursue the possibility of securing federal funds from the U. S. Department of Housing and Urban Development (HUD) for purposes of conducting the study; and that the chairman initiate appropriate steps to request City of Madison financial support for the study. (A tentative commitment of funds from the University had already been received by the committee.)

Voted to request that the Madison City Planning Commission seek the advice of the AHC before taking any formal action involving plans for the general area between the square and the University.

October 14, 1970 Voted to accept and endorse the report of March 16, 1970, to the University Committee on Student Housing (CSH) with the following exception: that Section 3c labeled "discretionary factors" be amended by attaching a statement as follows: That no landlord shall be removed from the list until and unless he has been notified in writing, been given an opportunity to appeal, and been given a reasonable period of time to reconcile the original complaint.

#### Reports Received and Discussed

Analysis of Where Students Live - 2nd semester 1968-69  
Student Residence Location Study - 1969-70  
Recommendations of the Regent Study Committee on Practices and Policies of University Housing  
Report of the Madison Campus Student Housing Committee dated October 6, 1969  
Report on Pattern of Where Students Lived - 1959-69  
Report on the Comparison of Undergraduate Grade Point Averages between Students Living in University Residence Halls and the Total Student Group, 1956-64  
Report on 1969 Legislative Bills  
City Planning Department Staff Report on Proposal to Rezone a Portion of the Wingra Park Neighborhood, dated February 9, 1970  
City Planning Department Report on U.W. Student Housing Trends 1965-1969, dated November 1969  
Proposal for Revising University Housing Policies dated March 16, 1970  
City Planning Commission Report on Proposals for Central Madison  
Report of the Committee on Low Income Housing by the Madison Chamber of Commerce dated July 1, 1970  
FHA Analysis of the Madison, Wisconsin, Housing Market as of December 1, 1969.

Respectfully submitted,

Newell J. Smith, Secretary  
Advisory Housing Committee  
December 2, 1970

THE UNIVERSITY OF WISCONSIN  
MADISON, WISCONSIN 53706

DIVISION OF STUDENT AFFAIRS  
OFFICE OF STUDENT HOUSING  
433 NORTH MURRAY STREET

February 11, 1970

Mr. Gerald D. Schwartz  
704 Badger Road  
Apartment 21  
Madison, Wisconsin 53711

Jerry:

This is to confirm our conversation on February 4, 1970, during which we discussed the approach to be used in conducting the housing research which you are undertaking.


It is my understanding that:

1. Our primary interest will be to determine whether or not landlords in Madison are charging students more for accommodations than they would charge non-students for the same type of accommodations. An example of an ideal comparison might be an apartment house on the far east side compared with an identical apartment house close to the campus. Because of the difficulty in finding identical facilities, it is considered sufficient to simply compare apartments with the same number of rooms and the same general square foot areas. Amenities will not be taken into consideration unless they are of a major nature, such as luxury types of features or furnishings as compared to low cost features or furnishings.
2. Although a comparison of a cross section of facilities should be sought, our main endeavor will be to get comparisons of relatively new facilities or recently remodeled facilities. This will give some idea of what the future portends because we probably will have to depend upon large scale new housing units to meet the student needs of the future.
3. It is recognized that the selection of buildings to be compared will depend largely on whether or not we can get the detailed information about costs, rentals, and operations that will be needed to analyze the factors contributing to rental rates.

Mr. Gerald D. Schwartz  
Page 2  
February 11, 1970

It is my understanding that you feel the above cited guidelines will be sufficient at this time for you to proceed in gathering the information needed. Please keep me posted on your progress and let me know if I can be of any help.

Sincerely,

  
Newell J. Smith  
Director

NJS:sw  
CC: Steve Saffian  
James Graaskamp

INTER-OFFICE MEMO  
FORM AD-15

TO  
Professor Graaskamp

FROM

Joanne Allemand - Student Housing

DATE

4/27/70

PLEASE

☐

COMMENT

☐

NOTE

☐

SEE ME

☐

INVESTIGATE

☐

TAKE NECESSARY  
ACTION

☐

APPROVE

☐

SIGN

☐

REPLY

☐

PREPARE REPLY  
FOR MY  
SIGNATURE

REMARKS

Attached is a copy of the  
Advisory Housing Committee  
(AHC) roster.

The members of the housing  
study Steering Committee are  
indicated by asterisk.

AND

☐

RETURN

☐

FILE



# Advisory Committee On Student Housing - Membership List

Name	Occupation	Address	Tel. No.
Miss Nancy G. Dunn	Student	4303 Elizabeth Waters Hall	262-5651
Miss Barbara H. Knapp	"	716 State St., Apt. B	257-8728
* Mr. Steven M. Woolf	"	35 N. Mills St., Apt. 2	257-9390
* Prof. James A. Graaskamp	Faculty, School of Business	101 Commerce Bldg.	262-3678
Prof. Frederick O. Leidel	Asst. Dean, School of Engineering	Bldg. T-24, Room 22	262-2473
Prof. Leo Jakobson	Faculty, Urban & Regional Planning	228 Langdon St.	262-1004
Mr. Robert H. Atwell	Vice Chancellor for Administration	100 Bascom Hall	262-9943
* Mr. James V. Edsall	Director, University Department of Planning & Construction	811 State St.	262-8790
X Mr. Newell J. Smith	Director, University Office of Student Housing	433 N. Murray St.	262-5932
Mr. Dale A. Nordeen	President, First Federal Savings & Loan	202 State St.	256-8311
* Mrs. Gertrude C. Fuelleman	Student Housing Operator	433 W. Gilman St.	255-9673
Mr. John L. Borman	"	2302 University Ave.	238-0311
Mr. Theodore Blackwenn	Attorney	253 W. Mifflin St.	256-8632
X Mr. James P. Goulette	Real Estate Broker	5006 Flad Ave.	271-5333
* Mr. Charles R. Dinauer	City Planning Director	City-County Bldg., Rm. 414	266-4635
Mr. Donald I. Hovde (Alt.)	Realtor	351 W. Washington Ave.	255-5175
Mr. Sol Levin (Alt.)	Director, City Department of Housing & Community Development	City-County Bldg., Rm. 409	266-4675

Suggested Structure For Student Housing Research

To Be Directed By  
Legislative Advisory Housing Committee

I. Basic premises of housing study research project:

- A. Academic research tends to be problem-oriented rather than objective or solution-oriented. To avoid unresolved statistical collections, it should be postulated that a university generated housing shortage does exist and that more units will be needed.
  - 1. University generated housing = students + faculty + civil service who prefer close-in location.
  - 2. Shortage defined as scarcity within one mile radius of campus.
- B. The research objectives should be to synthesize information into recommended alternative courses of action intended to produce a certain number of housing units by a certain date.
- C. Synthesis of research data to produce a plan of action requires research design to identify constraints and the required form of alternative solutions.
- D. Students have a vested interest in efficient research so that limited research budgets should be extended by using student job-work-study jobs and local research resources as much as possible.

II. Definition of current supply of student housing can be provided from the following sources:

- A. Census inventory of housing units by type and blocks within one mile of campus conducted by student groups.
- B. Identification and inventory of housing units by sector outside one mile radius but located on direct public transportation system.
- C. Overlay map from 1969-70 student housing address list prepared by UW Computer Science Lab.
- D. Identification of existing residential units within one mile of campus that will probably be razed and converted into other land uses by 1980.

III. Definition of potential new unit or rehabilitated unit additions within one mile of campus or on University land:

- A. Inventory of building sites by zoning class and ratio of improvement value to land value within one mile of campus by updating existing University maps.
- B. Identification and capacity potential definition of University-owned sites available for apartment house development.

- C. Identification of aged single and multi-family property within one mile of campus suitable for rehabilitation.
- D. Definition of prototype apartment units to establish a capital budget allowance and operating budget for testing alternative solutions available (as below).
  - 1. Limit new construction alternatives to three apartment modules - studios, one-bedroom and two-bedroom units.
  - 2. Limit test to one high-rise configuration and one low-rise configuration of the same number of units.
  - 3. Limit rehabilitation test to a single building demonstration prototype.
- IV. Methods for providing new or rehabilitated apartment units can be limited to the following alternatives and tested with a simple computer model for the influence of capital cost per unit, of operating cost per unit including taxes, and of debt service on minimum monthly rent per student.
  - A. City-owned land, MHA constructed and MHA operated
  - B. University-owned land, University-constructed and University-operated
  - C. University-owned land, turn-key construction, University-operated
  - D. University-owned land, turn-key construction, student co-op operated\*
  - E. University-owned land, leased to student cooperative builder-operator\*
  - F. University-owned land, leased to private builder-operator
  - G. Cooperative-owned land, co-op constructed, and co-op operated\*
  - H. Privately-owned land, leased to cooperative builder-operator\*
  - I. Privately-owned land, privately-constructed, leased to student cooperative\*
  - J. Privately-owned land, new construction and privately-operated
  - K. Privately-owned land, private rehabilitation, and privately operated

\* Presuming co-op management expertise
- V. Examine the significant alternatives for reducing operating cash requirements and therefore rent level under each of the above alternatives:
  - A. Variations on the real estate tax formula to permit recognition of division of tax revenue between city services and public education system relative to tenant group housed.
  - B. Financing factors for interest and principal payments which might be achieved via federal and state housing loan programs.
  - C. Review of rental practices relative to damage deposits, lease terms, utility costs, and rental guarantees to find procedural techniques for reducing the need for large tenant cash outlays.
  - D. Investigate devices for easing landlord-student management frictions, such as tenant union contacts, management by tenant cooperatives, creation of rent guaranty insurance and claims arbitrations, ombudsman for student relations with city hall, Madison Board of Realtors, and property managers.
- VI. Definition of value position, attitudes, and scale of preferences of various parties at interest relative to basic alternative options on capital ownership, operating cash efficiencies, and management control.

A. Student preferences relative to:

1. Close-in location or suburban rural setting with direct public transportation.
2. High-rise near campus or low-rise in suburbia.
3. Bare space-low price vs. wholly furnished short lease mobility at high price.
4. University-operated low-rent vs. private operations with much higher rent.
5. University-owned, but operated by student co-op.
6. Exclusive student projects vs. mixed tenancy projects.
7. ?

B. State Legislator-Regent-University preferences relative to:

1. Apartment use of University land
2. Management philosophy relative to apartment development
3. Turn-key development
4. Cooperative management associations  
(Regents and Legislators should be queried after alternatives and supply-demand figures have been determined so their preferences can be limited to available alternatives)

C. City of Madison official preferences relative to:

1. Land use development plan and zoning in campus area.
2. Provision for competing housing supply within one mile of campus.
3. Provision of improved public bus service to certain potential campus generated housing areas.
4. Provision for sewer, water, and street installations in areas within one mile of campus.
5. Planning pressures for railroad track relocation or utilization.
6. Revision of building permits and building inspection forms to maintain moving inventory.

D. State and federal HUD policies and preferences relative to:

1. Student housing and 236 loans
2. Utilization of urban renewal power in Madison
3. Utilization of vacancy research and planning grants for student housing questions.
4. ?

VII. Forecast of demand for all types of housing units in the campus area.

- A. Forecast of housing mix within one mile of campus required by CCHE enrollment estimates for Madison Campus.
- B. Forecast of competing housing requirements generated by proximity to employment and convenience to establishments on the Square.
- C. Forecast of campus civil service employment with housing requirements within one mile of campus.
- D. ?

VIII. Synthesis of information gathered above would then be accomplished with a matrix of alternative methods of siting, construction, and operating additional housing units compared to constraints and preferred form of solution identified.

- A. One conclusion would be identification of housing methods which would provide the lowest price, the most favorable amenities, or optimal compatability with governing law and administrative rules.
- B. Specific bottlenecks in the production of new housing units would be spot-lighted and necessary statutory or administrative reforms undertaken.
- C. Specific policy and programs could be recommended to the University Regents or the City of Madison.

Prepared By:  
Professor James Graaskamp  
April 1970

THE UNIVERSITY OF WISCONSIN  
MADISON, WISCONSIN 53706

DIVISION OF STUDENT AFFAIRS  
OFFICE OF STUDENT HOUSING  
433 NORTH MURRAY STREET

May 3, 1970

Mr. Charles R. Dinsner  
City Planning Director  
414 City-County Building  
210 Monona Avenue  
Madison, Wisconsin 53703

Mr. Steven M. Woolf  
35 North Mills Street, Apt. 2  
Madison, Wisconsin 53715

Mrs. Gertrude C. Fuelleman  
433 West Gilman Street  
Madison, Wisconsin 53703

Mr. James V. Edsall  
Director, Department of  
Planning and Construction  
The University of Wisconsin  
511 State Street  
Madison, Wisconsin 53706

Professor James A. Granskamp  
101 Commerce Building  
The University of Wisconsin  
Madison, Wisconsin 53706

To Those Addressed:

This is to confirm your appointment to the Steering Committee on Research for the Advisory Housing Committee (AHC). It is Chairman Goulette's understanding that you have accepted the appointment as announced at the meeting of the AHC on April 22, 1970. Professor James Granskamp has agreed to act as temporary chairman of the Steering Committee and will notify you of scheduled meetings until the group becomes organized.

The Steering Committee is charged to serve in an advisory capacity to the AHC in the conduct of the research on student housing proposed to be undertaken by the AHC.

Sincerely,



Newell J. Smith  
Secretary  
Advisory Housing Committee

RJB:js  
CC: Mr. Goulette

# The University of Wisconsin

MADISON, WISCONSIN 53706

DIVISION OF STUDENT AFFAIRS  
OFFICE OF THE VICE CHANCELLOR  
123 BASCOM HALL

TELEPHONE  
(608) 262-1011

August 12, 1970

TO: Mr. Tom Hoover, Registrar  
FROM: Vice Chancellor Young  
SUBJECT: Additional Items in Registration Packet

First let me re-affirm complete support on the part of the University administration of the long standing policy that only materials pertinent to the registration process be included in mailings or pick-up packets used in the registration process, that these materials be kept to the absolute minimum, and that the Registrar has the authority to determine what materials are to be included.

I ask the Registrar to make an exception to this policy only for this first semester 1970-71 and only after having conferred with Chancellor Young, Vice Chancellor Shain, and after having carefully weighed the reasons for and the reasons against an exception to the policy.

The exception is that two items be included this semester only: (1) the one page questionnaire on housing, and (2) the one card H.E.W. form requesting voluntary information regarding ethnic background.

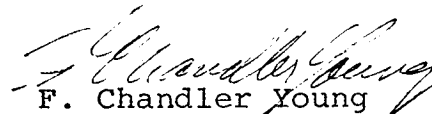
My understanding is that the inclusion of these materials will result in additional costs to the Registrar, some obvious (such as postage), some hidden in the total administrative effort. It seems reasonable to me to ask Professor James Graaskamp, in charge of the housing questionnaire, to submit to you \$600.00 to cover half the cost of the additional postage, and to provide you with the extra student help needed to include the questionnaire in the in-person registration process this fall.

August 12, 1970  
Mr. Tom Hoover, Registrar  
page two

Please work directly with Professor Graaskamp or his assistant Peter Amato. If I can be of help, please let me know.

Your cooperation is greatly appreciated and your original denial of the request for an exception is fully understood.

Sincerely yours,

  
F. Chandler Young  
Vice Chancellor for  
Student Affairs

FCYgsd

cc: Chancellor Young  
Vice Chancellor Shain  
Professor Graaskamp



STUDENT HOUSING QUESTIONNAIRE

(TO BE COMPLETED BY ALL STUDENTS REGISTERING FOR ACADEMIC YEAR 1970-71)

A comprehensive study of student housing in the City of Madison is being undertaken by the University and the City in order to better determine the needs and desires of students in relation to their housing. Based on information obtained from this questionnaire and from other sources, specific housing recommendations will be made to the City, the University, and private enterprise. Your participation in answering ALL of the following questions is vitally important!

(BLACKEN IN THE APPROPRIATE BOX WITH A SOFT PENCIL)

1. SEX: M ☐ F ☐ 2. MARITAL STATUS: Married ☐ Single ☐ Separated and/or divorced ☐

4. UNIVERSITY STATUS: 1) Fresh ☐, 2) Soph ☐, 3) Junior ☐, 4) Senior ☐, 5) Grad ☐,  
6) Law ☐, 7) Med ☐.

5. RESIDENCY STATUS: 1) Resident ☐ 2) Nonresident ☐ 3) Nonresident with fee remission ☐

6. DID YOU ATTEND U.W.-MADISON LAST YEAR? Yes ☐ No ☐  
If YES, continue. If NO, skip to question 11 and continue.

7. INCOME: Answer only if you were SELF SUPPORTING; otherwise skip to question 9.

Estimate your total income for the entire calendar year (i.e., summer earnings plus income while attending school). Use total individual income if single or total combined income of yourself and your spouse if married.

0) \$0-1999 ☐, 1) 2000-2499 ☐, 2) \$2500-2999 ☐, 3) \$3000-3499 ☐, 4) \$3500-3999 ☐,  
5) \$4000-4499 ☐, 6) \$4500-4999 ☐, 7) \$5000-5499 ☐, 8) \$5500-6000 ☐, 9) over \$6000 ☐

8. ASSETS: Stocks, bonds, savings, other investments  
are your assets over \$2000? Yes ☐ No ☐

9. WHAT TYPE OF HOUSING DID YOU OCCUPY LAST YEAR?

1) university dorm or apartment ☐, 2) fraternity or sorority house ☐,  
3) single room in a private building ☐, 4) private, apartment, house, or trailer ☐,  
5) cooperative housing unit ☐, 6) parent's, or relatives home ☐.

10. HOW DID YOU TRAVEL TO AND FROM CAMPUS LAST YEAR? (Most of the time)

1) by foot ☐, 2) by bicycle ☐, 3) by bus ☐, 4) by your own car or motorcycle ☐,  
5) by someone else's car or motorcycle ☐.

11. WHAT TYPE OF HOUSING WILL YOU OCCUPY THIS YEAR?

1) university dorm or university apartment ☐, 2) fraternity or sorority house ☐,  
3) single room in a private building ☐, 4) private apartment, house, or trailer ☐,  
5) cooperative housing unit ☐, 6) parent's or relative's home ☐.

12-15. PREFERENCES (On the back)

PLEASE TURN THIS SHEET OVER

12. CONSIDERING THE PRESENT LEVEL OF PUBLIC TRANSPORTATION SERVICE, WHICH OF THE FOLLOWING WOULD YOU RATHER LIVE IN? (CHOOSE ONE ONLY)

- 1) A 2 person apartment (one bedroom) in an older house more than 1 mile from campus at \$110 per month. [], or 2) Same type and location in a new building at \$140.00 per month [].
- 3) A 2 person apartment (one bedroom) in an older house less than 1 mile from campus at \$140 per month [], or 4) Same type or location in a new building at \$170 per month [].
- 5) A 4 person apartment (two bedrooms) in an older house more than 1 mile from campus at \$50 per person per month [], or 6) Same type or location in a new building at \$160 per month [].
- 7) A 4 person apartment (two bedrooms) in an older house less than 1 mile from campus at \$65 per person per month [], or 8) Same type or location less than one mile from campus at \$75 per month [].
- 9) A cooperative unit with a 2 person private bedroom more than 1 mile from campus at \$40 per person per month [], or 10) Same type less than 1 mile from campus at \$50 per month [].
- 11) A private single room in a dorm (no cooking facilities) at \$90 per month[].
- 12) A private single room in an older house (no cooking facilities) more than 1 mile from campus at \$60 per month [], or 13) Same type less than 1 mile from campus at \$75 per month [].
- 14) A 1 person efficiency unit (one room with cooking facilities) more than 1 mile from campus at \$85 per month [], or 15) Same type less than 1 mile from campus at \$100 per month [].

13. ASSUMING EXCELLENT PUBLIC TRANSPORTATION SERVICE, WHICH OF THE ABOVE WOULD YOU CHOOSE?

- 1) [], 2) [], 3) [], 4) [], 5) [], 6) [], 7) [], 8) [], 9) [], 10) [],  
11) [], 12) [], 13) [], 14) [], 15) [].

14. YOUR CHOICE OF THE ABOVE TYPE, COST AND LOCATION OF LIVING UNIT IN QUESTION 12 IS BASED PRIMARILY ON:

- 1) preference as to type of housing accommodation [].
- 2) preference as to cost of housing accommodation. [].
- 3) preference as to location of housing accommodation [].
- 4) preference as to type and cost [].
- 5) preference as to type and location. [].
- 6) preference as to cost and location [].
- 7) equal importance given to all factors [].

15. WOULD YOU CHOOSE A COOPERATIVE UNIT (CONSIDERING THE CHOICES IN THE ABOVE LIST IN QUESTION 12) IF YOU COULD HAVE YOUR OWN PRIVATE BEDROOM AT THE SAME RENT?

Yes [] No []

16. WOULD YOU LIKE TO LIVE IN A NEIGHBORHOOD COMPOSED PREDOMINATELY OF STUDENTS?

Yes [] No []

THANK YOU.

PLEASE RETURN THIS QUESTIONNAIRE TOGETHER WITH YOUR REGISTRATION MATERIALS TO THE BURSAR'S OFFICE. USE ENCLOSED ENVELOPE.

## STUDENT HOUSING QUESTIONNAIRE

(To Be Completed By All Students Registering For Academic Year 1970-71)

A comprehensive study of student housing in the City of Madison is being undertaken jointly by a student-university-city group to better determine the needs and desires of students in relation to their housing. Based on information obtained from this questionnaire and from other sources, specific housing recommendations will be made. Your participation in answering ALL of the following questions is vitally important. (Your response to this questionnaire will be kept anonymous.)

CIRCLE THE ONE APPROPRIATE NUMBER FOR EACH QUESTION

<b>A. SEX</b> 1. Male 2. Female	<b>G. TOTAL GROSS INCOME 1969</b> (Including Allowance from Parents if Any) (Use Individual if Single or Combined if Married) 0. \$0-1999 1. \$2,000-2,499 2. \$2,500-2,999 3. \$3,000-3,499 4. \$3,500-3,999 5. \$4,000-4,499 6. \$4,500-4,999 7. \$5,000-5,499 8. \$5,500-6,000 9. Over \$6,000	<b>K. HOUSING TYPE TO BE OCCUPIED THIS YEAR IF KNOWN</b> <input type="checkbox"/> Not known at this time 0. University Dorm 1. University Apartment 2. Fraternity or sorority house 3. Room(s) in a private building only 4. Room and Board in a private building only 5. Room with kitchen privileges in a private building 6. Private Apartment 7. Private house or trailer 8. Co-op unit (student managed & run) 9. Parents or relative's home
<b>B. MARITAL STATUS</b> 1. Married 2. Single 3. Separated or divorced	<b>H. ASSETS</b> Amount in Stocks, Bonds, Savings 1. Over \$2,500 2. Under \$2,500	<b>L. WHAT IS YOUR RENT PER MONTH FOR ABOVE TYPE OF HOUSING?</b> Estimate per person if single- Total if married Write in amount - nearest dollars in box to left <div style="border: 1px solid black; width: 50px; height: 20px; display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 15px; border: 1px solid black;"></div> <div style="width: 15px; height: 15px; border: 1px solid black;"></div> <div style="width: 15px; height: 15px; border: 1px solid black;"></div> </div>
<b>C. NUMBER OF CHILDREN</b> 1. None or none living with you 2. One 3. Two 4. Three 5. Four or more	<b>I. HOUSING-TYPE OCCUPIED LAST YEAR</b> 0. University Dorm 1. University Apartment 2. Fraternity or sorority house 3. Room(s) in a private building only 4. Room and Board in a private building only 5. Room with kitchen privileges in a private building 6. Private Apartment 7. Private house or trailer 8. Co-op unit (student managed & run) 9. Parents or relative's home	<b>M. IF ABOVE TYPE OF UNIT INDICATED IN K ABOVE IS NOT YOUR 1st PREFERENCE</b> <b>WRITE NUMBER OF YOUR CHOICE IN BOX TO LEFT</b> <input type="checkbox"/>
<b>D. UNIVERSITY STATUS</b> 1. Freshman 2. Sophomore 3. Junior 4. Senior 5. Graduate (masters' candidate) 6. Graduate (doctorate, fellow or post doctorate) 7. Law 8. Medical	<b>J. WHAT WAS YOUR RENT PER MONTH FOR ABOVE TYPE OF HOUSING?</b> Estimate per person if single- Total if married. Write in amount nearest dollars in box to left <div style="border: 1px solid black; width: 50px; height: 20px; display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 15px; border: 1px solid black;"></div> <div style="width: 15px; height: 15px; border: 1px solid black;"></div> <div style="width: 15px; height: 15px; border: 1px solid black;"></div> </div>	<b>N. MODE OF TRAVEL TO AND FROM CAMPUS</b> Anticipated 1970-71 (most of time) 1. By foot 2. By bicycle 3. By bus 4. By own car or motorcycle 5. By other's car or motorcycle
<b>E. RESIDENCY STATUS (1970-71)</b> 1. Resident 2. Nonresident 3. Nonresident with fee remision 4. Foreign Student <b>F. DID YOU ATTEND U.W. MADISON OR LIVE IN CITY LAST YEAR?</b> 1. Yes 2. No 3. Yes, only part of academic year	<b>PLEASE TURN THIS SHEET OVER</b>	

QUESTIONS O TO P TO BE COMPLETED BY STUDENTS WISHING PRIVATE APT. OR HOUSE. OTHERS SKIP TO Q.

O. IF HOUSING PREFERENCE IN QUESTION K OR M IS PRIVATE APT. OR HOUSE, CONSIDERING PRESENT LEVEL OF PUBLIC TRANSPORTATION WHICH OF THE FOLLOWING WOULD BE YOUR FIRST HOUSING CHOICE? CIRCLE YOUR CHOICE.

0. A one person efficiency unit (one room with cooking facilities) more than one mile from campus at \$85 per month
1. A one person efficiency unit (one room with cooking facilities) less than one mile from campus at \$100 per month
2. A one bedroom unit (2 students) more than one mile from campus at \$70 per month per person
3. A one bedroom unit (2 students) less than one mile from campus at \$85 per month per person
4. A two bedroom unit (4 students) more than one mile from campus at \$50 per month per person
5. A two bedroom unit (4 students) less than one mile from campus at \$63 per month per person
6. A one bedroom unit more than one mile from campus at \$140 per month per unit for one student or couple
7. A one bedroom unit less than one mile from campus at \$170 per month per unit for one student or couple
8. A two bedroom unit more than one mile from campus at \$185 per month per unit for one student or couple
9. A two bedroom unit less than one mile from campus at \$210 per month per unit for one student or couple

P. WOULD YOU LIVE MORE THAN ONE MILE FROM CAMPUS IF ADEQUATE PUBLIC TRANSPORTATION SERVICE WERE AVAILABLE AT ALL TIMES OF DAY AND EVENING AT A MINIMUM COST (example: semester pass)?

1. YES
2. NO
3. DON'T KNOW
4. NO PREFERENCE

Q. UNIVERSITY SUPERVISED HOUSING (Answer only if single)

1. I would not live in university supervised housing even if rent were cheap, the location good, and the unit suitable.
2. I would live in university supervised housing if it provided cheap, good housing at a good location despite the rules.
3. I want to live in university supervised accommodations.

R. LOCATION

1. It is important for me to live within walking distance of campus.
2. I would like to live near campus but would sacrifice location for cheaper and more suitable accommodations.
3. Location is unimportant to me.
4. I would prefer to live away from campus if cheap and convenient transportation were available.

S. IF YOU WISH TO LIVE AWAY FROM CAMPUS, DO YOU WANT TO LIVE IN A NEIGHBORHOOD

1. With few or no students?
2. With a moderate number of students?
3. With a majority of your neighbors being students?
4. Doesn't matter?

T. WOULD YOU CONSIDER A COOPERATIVE UNIT (student managed and labor contributions) IF YOU COULD HAVE YOUR OWN PRIVATE BEDROOM?

1. At \$40 per month more than one mile from campus
2. At \$50 per month less than one mile from campus
3. At \$60 per month (private bath) more than 1 mile from campus
4. At \$75 per month (private bath) less than 1 mile from campus
5. No, would not consider co-op under any circumstances
6. Would not consider a co-ed co-op

PLEASE RETURN THIS QUESTIONNAIRE TOGETHER WITH YOUR OTHER REGISTRATION MATERIALS TO THE BURSAR. USE ENCLOSED ENVELOPE.

The University of Wisconsin  
Division of Student Affairs  
Office of Student Housing

MEMORANDUM

TO: Peter Amato - Urban and Regional Planning  
228 Langdon Street

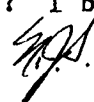
FROM: N. J. Smith

SUBJECT: Advisory Housing Committee Study of Student Housing

DATE: August 21, 1970

Thank you for your letter of August 14, 1970, listing the working papers which are currently in progress and sending copies of some of them.

In working paper #9, was consideration given to using the criteria and the evaluation models proposed by J. Lynch in his report prepared in connection with his graduate work with Jim Graaskamp? I believe Dale Keyes is familiar with the report.



cc: James A. Graaskamp ✓

The University of Wisconsin  
Division of Student Affairs  
Office of Student Housing

MEMORANDUM

TO: Peter Amato - Department of Urban and Regional Planning  
228 Langdon Street

FROM: N. J. Smith

SUBJECT: Advisory Housing Committee Study

DATE: August 21, 1970

Walter Hunter of Mayor Dyke's office called on August 20, 1970, to ask if I would arrange for someone to give a progress report on the Advisory Housing Committee (AHC) study at the forthcoming City-University Coordinating Committee (CUCC) meeting on September 3. Walter had attempted to contact you first but apparently you have been on vacation. He then called me and I agreed to follow through for him.

The CUCC meeting will be held in Chancellor Ed Young's office at 7:30 p.m. on Thursday, September 3. Will you please arrange to have someone there to make a report and answer any questions that may come up with regard to the study? If there is anything I can do to be of help please let me know.

cc: James A. Graaskamp ✓

*N.J.S.*

# The University of Wisconsin

The Secretary of the Faculty  
166 Bascom Hall  
Madison, Wisconsin 53706  
Telephone 262-3956

---

24 August 1970

## ADVISORY HOUSING COMMITTEE

### Faculty

James A. Graaskamp  
Leo Jakobson  
Robert P. Moser

### Administration

W. Eugene Clingan  
James V. Edsall  
Newell J. Smith

### Students

Nancy G. Dunn  
Barbara H. Knapp  
Steven M. Woolf

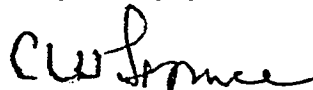
### UW Alternates

Peter W. Amato  
Lawrence E. Halle  
Glenn Jacobsen  
Allen A. Bessey

This letter is to verify the University membership of the Advisory Housing Committee for 1970-71. All appointments are in continuation of three-year terms of office begun in 1969-70. Dean Clingan has been named to replace Robert H. Atwell.

Please note that the Chancellor has also appointed alternates for the faculty and administration representatives.

Very truly yours,



C. W. Loomer  
Secretary of the Faculty

cc: Designated members  
Chancellor

The University of Wisconsin  
Division of Student Affairs  
Office of Student Housing

MEMORANDUM

TO: Peter Amato, Urban and Regional Planning  
228 Langdon Street

FROM: N. J. Smith

SUBJECT: Advisory Housing Committee (AHC) Student Housing Study

DATE: August 25, 1970

This is to comment on working paper 1 dated July 29, 1970, prepared in connection with the AHC Student Housing Study.

On page 9 of the paper there is reference to the cohabitation statute (944.20) and its applicability to coeducational cooperatives. The reference is worded in such a way that it is easy for a reader to assume that coeducational cooperatives are in some way in conflict with the cohabitation statute. Wouldn't it be better if it were to reflect that coeducational cooperatives per se are not in conflict with the statute and that in fact the statute is irrelevant when only public areas are shared?

On page 10 the statement is made that single freshman and sophomores under 21 years of age are required to live in Supervised housing unless they live with parents, guardians or relatives. This was true last year, but on November 14, 1969, the Regents changed the regulation to provide that any unmarried students at the University under 21 years of age must have written parental or guardian consent to live in unsupervised housing.

If you have any questions about the above two comments please let me know.

*ngs.*

cc: James A. Graaskamp



The University of Wisconsin  
Division of Student Affairs  
Office of Student Housing

MEMORANDUM

TO: Peter Amato - Department of Urban & Regional Planning  
228 Langdon Street

FROM: N. J. Smith

SUBJECT: Advisory Housing Committee (AHC) Student Housing Study

DATE: August 26, 1970

Enclosed is your copy of a memorandum dated August 25, 1970, from Mrs. Allemand to John Feldt of the UW Foundation outlining the details of the salary commitment to you as principal researcher for the AHC Student Housing Study.

Please note that the salary commitment as outlined by Mrs. Allemand totals \$10,200.00. The estimate included in the AHC budget for the study was \$9,600.00.

I call this to your attention so that you will be aware of the increased expenditure and make appropriate changes to the budget accordingly.

cc: James A. Graaskamp

The University of Wisconsin  
Division of Student Affairs  
Office of Student Housing

MEMORANDUM

TO: John Feldt

FROM: Joanne Allemann

SUBJECT: University of Wisconsin Foundation Housing Study - Account  
No. D25 - Professor Peter W. Amato Salary Commitment

DATE: August 25, 1970

In accordance with our recent telephone conversation, this is to outline the details of the first semester 1970-71 and summer 1971 salary commitment to Professor Peter W. Amato, Principal Researcher for the Advisory Housing Committee (AHC) student housing study.

Professor Amato will receive a gross monthly salary of \$1,411.11 for the months of September 1970 through December 1970, and for the months of June and July 1971. His gross earnings for the month of January 1971 will be \$705.56. On a per-month basis, the following amounts should be set aside to reimburse the Office of Student Housing for Professor Amato's salary and fringe benefit contributions:

September 1970

Gross Earnings	\$1,411.11
Retirement Contribution (7%)	98.78
Social Security (4.8%)	---
Health Insurance Contribution	19.73
	<u>\$1,529.62</u>

October 1970

Gross Earnings	\$1,411.11
Retirement Contribution (7%)	98.78
Social Security (4.8%)	---
Health Insurance Contribution	19.73
	<u>\$1,529.62</u>

November 1970

Gross Earnings	\$1,411.11
Retirement Contribution (7%)	98.78
Social Security (4.8%)	---
Health Insurance Contribution	19.73
	<u>\$1,529.62</u>

December 1970

Gross Earnings	\$1,411.11
Retirement Contribution (7%)	98.78
Social Security (5.2%)	73.38
Health Insurance Contribution	<u>19.73</u>
	\$1,603.00

January 1971

Gross Earnings	\$ 705.56
Retirement Contribution (7%)	49.39
Social Security (5.2%)	36.69
Health Insurance Contribution	<u>11.18*</u>
	\$ 802.82

\*Based on 17/30 of monthly premium contribution;  
Professor Amato will be paid for approximately  
17 of the 30 days in the January academic pay  
period

June 1971

Gross Earnings	\$1,411.11
Retirement Contribution (7%)	98.78
Social Security (5.2%)	73.38
Health Insurance Contribution	<u>19.73</u>
	\$1,603.00

July 1971

Gross Earnings	\$1,411.11
Retirement Contribution (7%)	98.78
Social Security (5.2%)	73.38
Health Insurance Contribution	<u>19.73</u>
	\$1,603.00

The above amounts are an approximation and variations are likely if health insurance rates change, Professor Amato reaches the social security maximum prior to June/July payments in 1971, etc. I will verify with you each month the actual amount to be reimbursed the Office of Student Housing.

If you have any questions concerning the above computations, please let me know. By copy of this memorandum I am requesting Professor Amato to notify me also if he has any questions concerning the amounts shown.

CC: Professor Amato

Advisory Housing Committee (AHC)  
Student Housing Study  
University of Wisconsin  
228 Langdon St.  
Madison, Wisconsin 53706

MEMORANDUM

To: Members of Steering Committee, Advisory Housing Committee

From: Peter W. Amato

Subject: Student Housing Supply and Demand Analysis

Date: October 16, 1970

As a follow-up to our Steering Committee Meeting of 13 October and our AHC Meeting of 14 October, I thought it would be appropriate to detail more fully the approach our study is taking concerning the availability and desirability of housing for students in several wards in Madison.

The following represents a list of wards which are being studied, neighborhood groups within each ward which we are working with, and contacts that have already been made or will be initiated and maintained:

In addition, we are arranging for a meeting with several property owners in the near west side (Tract 16.02) to determine their interests and concerns on the future of their respective properties and on the neighborhood in general.

Maps of the core area are enclosed which may help to point out the relationship of student population to total population and changes in student market over time.

We would welcome any comments or further suggestions which you may have on the direction of our study to date.

Enclosures

PWA:pba

City-wide groups oriented towards housing which will be contacted (or have been):

Organization	Contacts
Women League of Voters	Marilyn Slautterback (participated in 1969 housing study) Becky Young
EOC Housing Committee (includes representatives of various city-wide organizations)	James Braxton (Chairman)
Ad Hoc City Housing Committee	Alderman Leo Cooper
Chamber of Commerce	

Ward #	Neighborhood Group(s)	Contacts
2 (Census Tract 18) (Tenney Park)	-Ward Two Organization	*Sandy Brown (Coordinating Committee) Jim Anderson (Coordinating Committee) *Lil Dean (Planning Committee) *Lucy Vogel (Ad Hoc Housing Committee of Ward 2) ----- Joseph Thompson (Alderman)
6 (Census Tract 19) (Marquette)	Marquette Neighborhood Association Wil-Mar Organization Sixth Ward Peace Action Council	*Dave Mollenhoff (ex-president, Marquette Neighborhood Association) Gretchen Bronaugh Terry Sexton ----- Douglas Christenson (Alderman)
9 & 13 (Census Tracts 12-10) (Wingra)	Lake Wingra Community Council  Neighborhood House 9th Ward Organization (works with Wingra Comm. Council on housing)	*Jean Derosé (pres. of Community Council) *Sandy Marchosa (zoning and housing committee) *Sharon Kampen *Sandy Marcoccia *Alderman Landraf (13th Ward) *Alderman Cooper (9th Ward)
10 (Census Tract 9)	University Heights	Alicia Ashman (Alderman)
8 (Census Tracts 16.01,16.02)		Paul Soglin (Alderman)
5 (Census Tract 11)		Eugene Parks (Alderman)

\*persons that have been interviewed.

THE UNIVERSITY OF WISCONSIN  
MADISON, WISCONSIN 53706

DIVISION OF STUDENT AFFAIRS  
OFFICE OF STUDENT HOUSING  
433 NORTH MURRAY STREET

February 12, 1971

Professor James A. Graaskamp  
202 North Breese Terrace  
Madison, Wisconsin 53705

Jim:

This is to confirm our telephone conversation on February 10, 1971, concerning the Advisory Housing Committee (AHC) study of student housing.

From the discussion at the AHC meeting on February 10, 1971, it is apparent that the method being followed in presenting the results of the research of the study team is different from what I understood it would be. It has been my impression that the full body of the AHC would:

1. Receive a full copy of the original report of the study or research team.
2. Receive an addendum to that original report giving the comments and recommendations of the Steering Committee.
3. Review and discuss the original report from the study team and the addendum from the Steering Committee.
4. Prepare a final report in the name of the AHC.

Would it still be possible to get before the full AHC the original data, comments, and recommendations of the study team? If not, would it be possible for someone like Mike Hoffman to prepare a summary statement indicating major changes between the original study team report and the Steering Committee report? There would seem to be some benefits in letting all AHC members be exposed to the full flavor of the hopefully objective opinions and perceptions of the study team as well as the critique of the Steering Committee.

Sincerely,



Newell J. Smith  
Director of Housing

NJS:ja  
CC: Mr. James Goulette

MEMO TO: Student Housing Study Steering Committee Members

James A. Graaskamp ✓  
Charles R. Dinauer  
James V. Edsall  
Gertrude C. Fuelleman  
Nancy G. Dunn

CC: Newell Smith  
Michael Hoffman

FROM : Peter W. Amato, Principal Researcher and Study Author

DATE : March 15, 1971

SUBJECT: AHC Student Housing Study

It was my understanding upon assuming the responsibilities as Principal Researcher for the AHC Student Housing Study in July, 1970, that I was to have the responsibility to prepare a study on the student housing problem in the City of Madison including alternative supply solutions and the appointed Steering Committee Members were to act in an advisory capacity for overall study direction.

It was also my understanding that the principal researcher was to be free as far as possible of any specific sector commitment in the community be it university, city, or private investment sector. To facilitate this role assumption, I took a leave of absence from my teaching responsibilities at the University effective September 1, 1970, and assumed full time commitment to the housing study. It was within this framework that the Student Housing Study was conceived, developed and written.

Before my departure from Madison on February 6, 1971, the entire draft study was written, the appendices were prepared and almost all the graphic material was ready for reproduction and preliminary discussions were entered with various printing firms for study reproduction. The first three sections of the study -- Purpose and Scope of Study; Summary of Findings and Analysis and; Summary Conclusions and Recommendations had been reviewed by the Steering Committee and with various modifications approved February 3rd. Before my departure an agreement was reached among the Steering Committee Members and myself that although I would be out of town I would still be kept informed and responsible for any and all substantive revisions in the study and that the future conduct of the study for the final months would proceed as follows:

1. Mr. Michael Hoffman was to assume technical responsibility for the study checking all tables, charts, maps and appendices for accuracy and consistency and was to keep the principal researcher posted on the progress of the study's final stages.
2. The first three sections as revised were to be presented to the Advisory Housing Committee on February 10 and based upon this meeting suggested revisions were to be reviewed and made as appropriate with the principal investigator being duly informed. If these revisions were minor such corrections would be made by the Study Staff (Mr. Michael Hoffman) in collaboration as needed with members of the Steering Committee.



MEMO TO: Student Housing Study Steering Committee Members  
FROM : Peter W. Amato  
DATE : March 15, 1971  
PAGE 2

Any and all recommended changes of a major substantive nature were to be sent to the principal researcher.

Subsequent to this understanding the AHC met on February 10, approved Section 1 of the Study as drafted and made various suggestions, mainly language, for Sections 2 and 3 with the only major addition being the preparation of tables 83A-83D to answer the specific question of how much students "can afford" to pay. Such revisions were sent on to me and approved (see my letter to Mr. Michael Hoffman, dated March 2, 1971). As of March 2nd it was my understanding that the study was moving along with no major substantive problems.

However, I have just received a copy of a "rewritten" Chapter 3 which I understand has been presented to the AHC at the March 9th meeting (or is to be presented in the near future). If this is the case and my information is correct, I wish to raise the following points of strong objection:

1. The Chapter as rewritten does not adequately sum up or conclude the major emphasis and alternative housing policy thrusts of the eight month research undertaking into the problems of student housing on the Madison Campus. And as such, it does not fully reflect the thinking of the study's author nor his collaborators.
2. Moreover, the language is at times unnecessarily abrasive and there is a tendency to editorialize.

Consequently, unless a "new" policy has been initiated of which I have not been duly informed, namely to exclude the study's author of study content and conclusions, I would urge the members of the Steering Committee to use the original Chapter 3 as revised and make what further revisions as may be needed within its framework.

Furthermore, may I suggest to those members of the AHC and or Steering Committee who voice either objection to the report and its findings or wish to make their own observations on the student housing problems and its resolution, to do so appropriately. This could take the form of an addendum to the study and as such form a significant and very worthwhile addition. However, I do urge keeping the integrity and spirit of the report, its findings and conclusions, as principally those of its author as was originally conceived by the Advisory Housing Committee.

Office of the President (APO)  
Box 1000  
University of California  
Berkeley, California 94720  
March 18, 1971

Re: Student Housing Study Steering Committee Members--Charles R. Dinauer

Michael Hoffman

Subject: A.H.C. Meeting, March 24, 1971.

Nancy G. Dunn 262-5637

James V. Edsall

Gertrude C. Fuelleman 233-1244

James A. Graaskamp

March 18, 1971

In view of Professor Amato's memo to the Steering Committee dated March 15, 1971, I would like to strongly urge that consideration of the Student Housing Study by the A.H.C. be removed from the agenda of the March 24th meeting of the A.H.C..

The purpose of the suggested delay is to permit alleviation of the problems which have arisen in the preparation of Section 3 of the study, "Summary Conclusions and Recommendations," and, to permit approval by Professor Amato of any revisions of the draft of Section 3 which was submitted to the A.H.C. on February 10, 1971. This procedure is in accordance with the agreement reached between the members of the Steering Committee and Professor Amato.

CC: Peter Amato  
Newell Smith

Minutes of Advisory Housing Committee

March 24, 1971

Members Present:

Mr. Newell J. Smith	Mr. James P. Goulette
Mr. Alan E. Bessey (Alternate)	Mr. James V. Edsall
Mrs. Gertrude C. Fuelleman	Mrs. Ruth Harris (Alternate)
Mr. Terrence Grace (Alternate)	Mr. Dale A. Nordeen
Mr. L.E. Halle (Alternate)	

Members Absent:

Professor Robert P. Moser	Mr. Frederic E. Mohs
Mr. Charles R. Dinauer	Professor James A. Graaskamp
Mr. John L. Borman	Professor Leo Jakobson
Mr. Merrill Glustrom	Miss Nancy G. Dunn

Others Present:

Mr. Gerald H. Ward (Office of Student Housing)  
Mr. Max Kummerow

Chairman Goulette called the meeting to order at 3:45 p.m. Mr. Halle moved approval of the minutes of the Advisory Housing Committee (AHC) meeting held on February 24, 1971, Mr. Nordeen seconded the motion, and the minutes were approved.

Mrs. Fuelleman and Mr. Edsall, members of the AHC Steering Committee on Research, briefly reported on the status of the Student Housing Study. The Steering Committee is nearing completion of its review of the report prepared by Professor Peter W. Amato and all sections of that document will be duplicated and distributed to members and alternate members of the AHC in the next few weeks. The Steering Committee is also preparing an addendum to Professor Amato's report in which it will outline its recommendations concerning the report. It is the intent of the Steering Committee on Research that the AHC will then have opportunity to review and react to these two documents, after which any recommendations of the AHC may be issued as a further addendum to the report, and the final printing of all items then completed. Following discussion of the proposed procedure outlined by Mrs. Fuelleman and Mr. Edsall, it was the consensus of the AHC that completion of the housing study should proceed in this manner. Mr. Nordeen suggested that the AHC not schedule a meeting to discuss the materials to be distributed by the Steering Committee until at least one week after their receipt, and Mrs. Fuelleman suggested that the meeting, when scheduled, run for a longer period of time than the usual one and one-half hours. After discussing these suggestions, it was agreed that the next meeting of the AHC would be scheduled for Wednesday, April 21, 1971, and that it would be a combination dinner-discussion meeting beginning at 3:30 p.m. and running into the evening. Mr. Smith will send out an announcement as to the location of the meeting.

The committee next discussed Assembly Bill 342 concerning the elimination of or payment of interest on security deposits for non-commercial rental properties in Wisconsin. Mr. Smith noted, by way of background information, that other states have enacted laws of this type, that tenant unions have secured provisions in contracts with landlords permitting one or the other of these options, and that to the best of his understanding Canada had recently passed a law prohibiting security deposits on Canadian rental properties. Mr. Nordeen expressed a concern as to the lack of opportunity for tenants and landlords to agree on use of interest earned on security deposits for such purposes as tenant recreational needs, social events, scholarships, etc., if the proposed bill was adopted. Other concerns expressed included the problems landlords would encounter in collecting long distance telephone charges if security deposits were eliminated, the possibility that the proposed bill might be in violation of existing Wisconsin laws, and the legality of collecting rent payments in advance under the provisions of the bill. Mr. Nordeen then made the following motion:

That the Secretary of the AHC write the sponsor of Assembly Bill 342 to the effect that the AHC is in general agreement with the intent of the bill but requests clarification as to whether or not security deposits only were intended to be covered under the provisions of the bill, whether or not the bill is in conformance with Wisconsin Real Estate licensing laws, and whether a provision might be included in the bill to the effect that landlords and tenants will have the option of negotiating use of interest earned on security deposits for such purposes as but not limited to scholarships, recreational activities, and/or social events.

Mr. Edsall seconded the motion. Chairman Goulette called for discussion on Mr. Nordeen's motion, and Mr. Smith offered the following substitute motion:

The Advisory Housing Committee (AHC) is in favor of the principle of Assembly Bill 342 if it is amended to state that interest on security deposits would be paid unless such deposits were placed in non-interest bearing escrow accounts, that the provisions of the bill apply only to damage and security deposits and not to advance rental payments, and that use of interest earned on security deposits could be designated for some purpose mutually agreed upon by tenants and landlords if they so wish.

Mr. Halle seconded the motion and it was unanimously approved. Chairman Goulette requested that the final wording of the motion be submitted to the AHC in written form for approval before being sent to Representative Froehlich, sponsor of the bill.

In regard to item four on the AHC meeting agenda, Chairman Goulette requested that Mr. Smith secure copies of the City Planning Department reports, Mifflin Park Neighborhood Plan and Near East Side Plan, for

distribution to committee members. These items will be discussed at a future meeting.

The meeting adjourned at 5:30 p.m.

Newell J. Smith  
April 21, 1971

Suggested Letter to Representative Froehlich Concerning 1971 Assembly Bill 342:

The City-University Advisory Housing Committee for the Madison community, in fulfilling its charge as called for by State Statute, has received 1971 Assembly Bill 342 concerning security deposits in rental property, and offers the following resolution by way of recommendation:

"The Advisory Housing Committee (AHC) is in favor of the principle of Assembly Bill 342 if it is amended to state that interest on security deposits would be paid unless such deposits are placed in non-interest bearing escrow accounts, that the provisions of the bill apply only to damage and security deposits and not advance rental payments, and that use of interest earned on security deposits may be designated for some purpose mutually agreed upon by tenants and landlords if they so wish."

If you have questions or wish additional information about this recommendation, please contact Mr. James Goulette (256-0645), Committee Chairman, or Mr. Newell Smith (262-5932), Committee Secretary.

Thank you.

Prepared By:  
Newell J. Smith  
April 20, 1971

THE UNIVERSITY OF WISCONSIN  
MADISON, WISCONSIN 53706

DIVISION OF STUDENT AFFAIRS  
OFFICE OF STUDENT HOUSING  
433 NORTH MURRAY STREET

August 26, 1971

The Honorable William D. Dyke  
Mayor of Madison  
City-County Building  
210 Monona Avenue  
Madison, WI 53709

Dear Mayor Dyke:

The Statutory Advisory Housing Committee for the Madison campus and community was established in September 1969. A copy of Chapter 59, Laws of 1969, pertaining to the appointment and duties of the committee is enclosed.

For some time the Statutory Advisory Housing Committee (AHC) has been studying and discussing the Mifflin Park Neighborhood Plan as prepared by the City Planning Department. By action at its meeting on August 11, 1971, the committee recommends the following concerning the plan:

Recommendation #1: That a quasi-public housing corporation be promptly established to aid in implementing the Mifflin Park Neighborhood Plan.

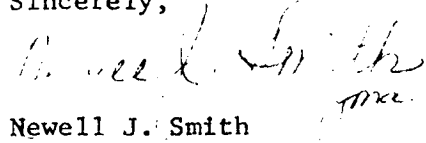
Comment: It is intended that this corporation would be the same as or similar to the Central Madison Housing Corporation described in the Report On Student Housing published in April 1971 pages 3-25 to 3-27.

The corporate agency is intended as a non-profit developer-packager with a full spectrum of development tools to build, remodel and manage low-cost housing. Private landowners with parcels of land they wish to develop could become limited partners of the corporation in joint ventures. The corporation would qualify for certain non-market interest rates and mortgage terms from the federal government. The corporation is foreseen as the kind of entity that is needed to "permit more innovative central area housing developments" as called for by resolution of the City Council.

The Honorable William D. Dyke  
Page Three  
August 26, 1971

the chairman, Mr. James Goulette, 110 East Main Street, Madison, Wisconsin 53703. His telephone number is 256-0645.

Sincerely,



Newell J. Smith  
Secretary  
Statutory Advisory Housing Committee

NJS:dl

Enclosure

cc: Dean Kurt F. Wendt, Chairman CUCC  
Chancellor H. Edwin Young  
Alderman Dennis McGilligan  
Alderman Eugene Parks  
Alderman Paul Soglin  
Alderwoman Susan Kay Phillips  
Mr. James P. Goulette, Chairman AHC  
AHC Committee Members



August 26, 1971

Recommendation #2: That the City Planning Department should take the initiative to organize a summit conference for the purpose of reaching agreement to the extent possible on the details of the developments proposed in the Mifflin Park Neighborhood Plan.

Comment: It is intended that this conference have representation by the landowners in the area, the tenants in the area, the Madison Tenant Union, the City Planning Department and others determined to have significant concern in the development of the area. The kind of development being considered by landowners, relative rents to be charged, quality of housing to be built, rights and duties of tenants and landlords should be discussed at the conference along with other relevant issues.

Recommendation #3: That the City Planning Department detail the economic constraints applicable to the implementation of the Mifflin Park Neighborhood Plan including provisions necessary for minimal displacement of residents.

Recommendation #4: That careful review and consideration be given to that part of the Mifflin Park Neighborhood Plan that proposes construction of high-rise apartments in the area.

Comment: Any consideration of high-rise apartments should take into account the economic factors and personal preference factors cited in the Report On Student Housing published in April 1971. The report makes the point that, "The rent required by such high-rise units built by the private investment sector which must include real estate taxes at 20% of gross, and interest rates at record high levels, would be decidedly out of the price range of the majority of students as well as contrary to their housing preferences."

The Statutory Advisory Housing Committee requests your assistance in implementing the above recommendations at the earliest possible date. If you have any questions about the recommendations or the activities of the Statutory Advisory Housing Committee, you may wish to contact

A Proposal For  
A Non-Profit Organization  
CENTRAL MADISON HOUSING DEVELOPMENT CORPORATION

By The  
Statutory Housing Commission of Madison, Wisconsin

Excerpt from the Madison "Student Housing Report, April 1971"

X. Restoration of Real Estate Investor Confidence in the Madison Market for Student Rental Housing

Real estate investors in the near-campus area cannot be neatly sub-classified in terms of profitability, strategy, management ability or scale of operations. However, the majority are demoralized and the more imaginative and bold have been checked in their expectations by high interest rates, rising real estate taxes, militant student unrest, and great uncertainty about the housing policies of the University.

A. The Loss of Investor Confidence and Incentive

First there is the problem of the large buildings built as dormitories in the Langdon Street area, which are vacant or which have been converted to non-residential uses. Some way must be found to salvage and convert these buildings to facilities which better fit student pocketbooks or preferences for smaller scale private units. Langdon Hall is vacant and for sale; Allen Hall is not succeeding as either a home for the elderly or a group motel; the Towers Building is experimenting with a conversion of several floors to apartments, and a long list of fraternity houses including relatively new buildings are in the process of foreclosure or voluntary conveyance to the mortgage holder. With the possible exception of the Towers Building, both the equity owners and the mortgage holders are reluctant to venture any more money to experiment on conversion. The University does not need more dormitories and the State is reluctant to rent further office space in the area for lack of funds, parking, or need while the new state office building is under construction.

Another group of investors have been speculating in old residential structures converted to rental apartments, using the rents to cover holding charges while assembling more efficient parcels from the long, narrow 33 x 132 foot lots of the original Madison plats. Much of this land is zoned R-6 or it was anticipated that it could be rezoned for high density housing so that land purchased at an average cost of \$4 a square foot might some day be worth \$10 a square foot. Unfortunately high-rise construction costs have risen at the same time that interest rates reached new highs. Students prefer lower density, low-rise apartments to high-rise buildings stripped of space and amenities to hold down cost. High cost and high interest requires high rents at a time when students resent the building type and prefer the idiosyncracies of old residential buildings. Land values are regarded as the difference between investment value and cost to

construct new improvements and thus rising costs and falling investment appeal has meant a drastic decline in the market value or liquidity of parcels of land in the area marked A & B in Map 1B. Investors who suspect they may have paid too much for land or have engendered some student tenant resistance are understandably reluctant to invest in private conservation or renewal efforts.

There is a third group of investors who might be willing to attempt further development of new housing in the near-campus area if they did not fear that the University enrollment expansion is over for the foreseeable future. Some suspect that the University may dilute demand further by restoring requirements that students live in dormitories and by other regulatory controls and leasing of private operations in distress.

Were there no political variables of such magnitude, the private investor could not deliver new housing units in the campus area at a style and price favored by a broad sector of the student market unless land costs were held below \$2 a square foot and net interest costs at 7% or less where 30 year terms were available. One developer of a 66 x 132 foot parcel is exploring the feasibility of a building variance to eliminate side yards and to permit the best of circumstances at 7 1/2% interest, he does not believe he could rent a one-bedroom apartment for less than \$180 per month, i.e., \$90 per student. The cash flow squeeze and falling land values in the campus area make short term future potentials for payback and profit. Most private investors will take a "wait and see" attitude in the campus area for the next 3 years or more. Therefore, a device must be found to salvage and use the capital of the discouraged and the talents of the bold.

#### B. A Partnership of Private Capital and Quasi-Public Leadership

Since the University has yet to solve its own housing and investment problems and the City of Madison has been unable to secure significant housing redevelopment by private developers of the prime land in the Triangle, neither the City or the University can be expected to provide immediate leadership and comfort to the private sector. Therefore, a device must be found which could salvage the investment of the demoralized and hard pressed, demonstrate the feasibility of converting private dormitories to other forms of residential units by experiment, and provide development initiative to which the City could turn for prompt and cooperative action for spot renewal.

It is recommended to create a corporate agency which would be a non-profit developer-packager with a full spectrum of development tools to build, remodel, and manage low and moderate cost housing. It would operate in the mode of a general partner with full managerial responsibilities by combining with limited partners whose sole contribution would be a dormitory building in distress, a land parcel the limited partner was unwilling or unable to develop, or possibly investment cash. The general partner might be granted limited powers of eminent

domain by the City and conditions of non-profit status by the State Attorney General. Powers of eminent domain might provide certain tax privileges to sellers from whom the general partner acquired land while the non-profit status would qualify it for certain non-market interest rate and mortgage terms from the Federal government. The housing corporation would model its arrangements to participate with the National Housing Partnership Corporation, an aggressive and funded arm of current federal housing programs.

The Board of Directors would be designed to provide coordination with City, University, and low income housing residents so that its decisions would be autonomous relative to the Board of Regents, State Bureau of Engineering, or the City Council. All projects would be expected to pay their equitable real estate tax burden. As projects became successful financially, they would be sold wherever possible to private investors to continue.

#### Central Madison Housing Corporation--A Proposal

##### Chartered Operating Territory:

Its initial franchise powers would be to build, remodel and manage low and moderate cost housing and ancillary services for the central part of Madison defined on the east by the Yahara River, on the north by Lake Mendota, on the west by Highland Avenue, and by the irregular southern line defined by Lake Monona, Wingra Creek, and Lake Wingra.

##### Legal Form of Organization:

The Central Madison Housing Corporation should be initially formed by five residents of Madison in the public interest. These residents should include a public accountant, a construction or development executive, a banker, a student informed on student housing views and a representative of the Madison citizens in general such as someone active in housing matters for the League of Women Voters.

Once incorporated these five director-organizers could expand the board by invitation to include the director of the Madison Housing Authority should that Authority provide the corporation with limited powers of eminent domain or conditions for limited dividend housing sponsorship. In the same manner the Board of Directors could extend an invitation for a Director to represent the Madison Chancellor should there be an opportunity for cooperative housing solutions between the University and CMHC. The other member of the board could be the president and operating officer of CMHC as selected and hired by the Board of Directors. The Board would be self perpetuating while preserving the general constituency described above.

The directors would serve without pay. All members of the Board of Directors would serve for five years unless they died, were disabled, or resigned or lost their original basis for eligibility. To avoid creating a permanent bureaucracy the charter might automatically expire or require a prudently timed liquidation beginning at the end of ten years.

The operating officer should be given a minimum three year contract at a high salary which will attract the talents and housing experience required. He would select his assistants with the advice and consent of his directors.

##### Functions of CMHC:

Charter powers would permit the corporation to build, buy, lease, remodel, operate, or guarantee credit for any type of real estate which produced housing

and required amenities and services in the trade area defined. A primary goal would be to serve as a partner in joint ventures with the National Corporation of Housing Partnerships or in joint ventures with local investors who would be limited partners. It would operate so as to qualify as a limited dividend community development corporation. A full description of the modus operandi to receive risk capital and all manner of technical assistance is available from the National Corporation of Housing Partnerships.

#### Finances and Profit:

At its organization, the Central Madison Housing Corporation might be funded with five year interest free loans from the State Department of Local Affairs and Development, foundations, or other private sources. and from thereon would be considered as self-supporting through available credit medium and equity generated via limited partnership share sales. The City would grant the corporation powers of eminent domain as is possible under Wisconsin law. All projects of the corporation would be expected to carry their equitable share of real estate taxes and be consistent with city zoning and building codes.

1. Income Tax Cash Savings: The most substantial return of the venture will be the tax savings generated by the several developments owned in part by the Partnership. Expenses during construction and accelerated depreciation produce income tax losses that can be offset against other taxable income. Resulting tax savings will be passed to investors through the Partnership.
2. Cash Distributions: Regulations governing the projects in which the venture will invest permit a local partnership to make an annual distribution of cash up to 6% of the initial stated equity of the project. To the extent such cash is returned to the Partnership, there could be distribution to its investors.
3. Cash Proceeds from Sale of Project: The availability of proceeds for distribution from sale of all or a portion of a local project will depend upon the terms of the sale, the unamortized balance of the mortgage and the income taxes payable. The Board of Directors will decide whether to distribute or re-invest funds.

The limited partnership device would be a key to the purchase of existing properties where investors had lost heart or where investors were willing to participate and yet wished to avoid the anxiety of development and operation. While current government priorities given to the National Corporation for Housing Partnerships should ease the availability of FHA insured mortgage money, the corporation could also use state housing funds, conventional loans, or equities recovered from successful projects. Wherever possible, successful prototypes, innovations, and completed projects would be sold off to private investors subject to appropriate control to continue operations consistent with the aims of the Housing Corporation.

## CENTRAL MADISON HOUSING CORPORATION

The existing channels of City-University cooperation and of landlord-tenant relationships have been rendered inoperative by personality conflicts, maneuvering for bargaining power, and the misunderstanding inherent in the bias of position and economic adversity. Nobody wants to provide or to manage more housing in the core since it is peripheral to public duties and unprofitable for private initiative.

Therefore it is proposed to organize a virtually autonomous agency which can be insulated from the negative attitudes which prevail in City Hall, on Bascom Hill, and among investment fraternities while operating with a full spectrum of development tools to build, remodel, and manage low and moderate cost housing.

### Chartered Operating Territory:

Its initial franchise powers would be to produce housing and ancillary services for the central part of Madison defined on the east by the Yahara River, on the north by Lake Mendota, on the west by Highland Avenue, and by the irregular southern line defined by Lake Monona, Wingra Creek, and Lake Wingra.

### Legal Form of Organization:

Central Madison Housing Corporation would be governed by a Board of Directors of seven person consisting of:

- The Director of the Madison Housing Authority
- The Director of the University Housing Authority
- Two citizens appointed by the mayor (with approval by the Council)
- Two students elected in campus elections
- The president and operating officer of the Central Madison Housing Corporation.

The operating officer would select his assistants with the advice and consent of his directors. All members of the Board of Directors would serve for six years unless they died, were disabled, or resigned regardless of whether they lost their original basis of eligibility. The Director or operating head would be given a minimum three year contract at a salary commensurate with talents and experience required. The directors would serve without pay. (See optional initial organization under Financing)

### Functions of CMHC:

Charter powers would permit the corporation to build, buy, lease, remodel, operate, or guarantee credit for any type of real estate which produced housing and required amenities and services in the trade area defined. A primary goal would be to serve as a partner in joint ventures with the National Corporation of Housing Partnerships or in joint

ventures with local investors who would be limited partners. It would operate so as to qualify as a limited dividend community development corporation. A full description of the modus operandi to receive risk capital and all manner of technical assistance from the National Corporation of Housing Partnerships is described in the attached brochure.

#### Finances and Profit:

At its organization the Central Madison Housing Corporation would be funded with \$250,000 each ~~from~~<sup>from</sup> the city of Madison and the University of Wisconsin and from thereon would be considered as self supporting through available credit medium and equity generated via limited partnership share sales. The City would grant the corporation powers of eminent domain as is possible under Wisconsin law. All projects of the corporation would be expected to carry their equitable share of real estate taxes and be consistent with city zoning and building codes.

1. Income Tax Cash Savings: The most substantial return of the venture will be the tax savings generated by the several developments owned in part by the Partnership. Expenses during construction and accelerated depreciation produce income tax losses that can be offset against other taxable income. Resulting tax savings will be passed to investors through the Partnership.
2. Cash Distributions: Regulations governing the projects in which the venture will invest permit a local partnership to make an annual distribution of cash up to 6% of the initial stated equity of the project. To the extent such cash is returned to the Partnership, there could be a distribution to its investors.
3. Cash Proceeds from Sale of Project: The availability of proceeds for distribution from sale of all or a portion of a local project will depend upon the terms of the sale, the unamortized balance of the mortgage and the income taxes payable. The Board of Directors will decide whether to distribute or re-invest such funds.

The limited partnership device would be a key to the purchase of existing properties where investors had lost heart or where investors were willing to participate and yet wished to avoid the anxiety of development and operation. While current government priorities given to the National Corporation for Housing Partnerships should ease the availability of FHA insured mortgage money, the corporation could also use state housing funds, conventional loans, or equities recovered from successful projects. Wherever possible successful prototypes, innovations, and completed projects would be sold off to private investors subject to appropriate control to continue operation consistent with the aims of the Housing Corporation.

Such a housing corporation could be organized without immediate financial contributions by the University or the City if financed by shares sold to public spirited citizens and it followed step 1 and step 11 of the National Housing Corporation pattern. However, proper coordination would require voluntary participation of directors of

Madison and resident halls housing. The board could be self perpetuating where no method of appointment or election could be agreed upon and it could start now.



# HOUSING QUESTIONNAIRE FOR EAGLE HEIGHTS RESIDENTS

**JAG served on this Housing Committee**

This questionnaire has been prepared as a part of a student housing study being undertaken by a student-university-city group. The information obtained from this questionnaire and from other sources will be used in making specific recommendations for married student housing. Your participation in answering ALL of the questions is vitally important. Your responses will remain anonymous.

ONLY ONE QUESTIONNAIRE SHOULD BE COMPLETED FOR EACH FAMILY. CIRCLE THE ONE APPROPRIATE NUMBER FOR EACH QUESTION.

A. How many children do you have?

1. 0; 2. 1;
3. 2; 4. 3; 5. 4 or more

B. Are you and/or your spouse a student?

1. Husband only
2. Wife only
3. Husband and wife

C. University Status (head of household only if both husband and wife are students)

1. Undergraduate
2. Graduate
3. Law
4. Medical

D. Residency Status (1970-71)

1. Resident
2. Nonresident without fee remission
3. Nonresident with fee remission
4. Foreign student

E. If you did NOT attend U.W. last year go to Question I. If you DID attend U.W. last, what was the total income of your spouse and yourself? (Include salaries, interest, dividends, assistantships.)

0. \$0-3499, 1. \$3500-3999, 2. \$4000-4499
3. \$4500-4999, 4. \$5000-5499, 5. \$5500-5999
6. \$6000-6499, 7. \$6500-6999, 8. \$7000-7499
9. Above \$7500

F. What amount did you and/or your spouse receive last year from assistantships? (R.A. or T.A.)

0. \$0, 1. \$1-499, 2. \$500-999
3. \$1000-1499, 4. \$1500-1999
5. \$2000-2499, 6. \$2500-2999
7. \$3000-3499, 8. \$3500-3999
9. Above \$4000

G. What amount did you and/or your spouse receive last year from loans? (all sources except parents)

1. \$0, 2. \$1-499, 3. \$500-999
4. \$1000-1499, 5. \$1500-1999
6. \$2000-2499, 7. Above \$2500

H. What amount did you and/or your spouse receive last year from your parents? (gifts and loans)

1. \$0, 2. \$1-499, 3. \$500-999
4. \$1000-1499, 5. \$1500-1999, 6. \$2000-2499, 7. Above \$2500

I. How long did you have to wait before obtaining university housing? (months)

1. 1-3, 2. 3-6, 3. 6-12,
4. 12-18, 5. 18-24, 6. over 24

J. How many bedrooms do you have?

1. 1, 2. 2, 3. 3

K. Do you have enough room to meet your minimum needs?

1. Yes, 2. No

L. Of the following, which one should be given the highest priority if any were to be enlarged?

1. Kitchen
2. Bathroom
3. Living Room
4. Bedroom

M. Is your apartment adequately sound-proofed?

1. Yes, 2. No

N. Is there adequate storage space?

1. Yes, 2. No

O. Is there need for a community building? (for recreation, meetings, etc.)

1. Yes, 2. No

P. Are stores conveniently located?

1. Yes, 2. No

Q. Is the bus service adequate?

1. Yes, 2. No

R. For the bus service provided, are the fees too high?

1. Yes, 2. No

S. (Answer this question only if you do NOT have children.)

Would you prefer that certain apartment buildings be reserved for families without children?

1. Yes, 2. No

T. Would you have need for a children's day care center if one existed at Eagle Heights?

1. Yes, 2. No

U. Would you live in Eagle Heights if some of the apartments were occupied by single students?

1. Yes, 2. No

V. Why did you seek housing in Eagle Heights?

1. Low Rent Cost
2. Student Companionship
3. Young Married Family Companionship
4. Cosmopolitan Atmosphere
5. Proximity to Campus
6. Availability of Child Care ("Baby-sitting arrangements")
7. Like the apartment layout and design.

W. If you could find an equally inexpensive and conveniently located apartment elsewhere in Madison, would you still choose to live in Eagle Heights?

1. Yes, 2. No

X. If you answered Yes to Question W., what would be your reason? (Choose an alternative found in Question V. and write its number in the box.



### Suggested Low-Rise Student Housing Unit

A basic one-bedroom apartment would require land area 20' x 20' or 20' x 24' with living area, bath room and kitchenette on the ground level covered with a sleeping balcony approximately 12' x 14' below the A-frame roof. The A-frame roof would rest on masonry walls to standard wall height. Roof panels could be glue nailed components or tectum board on 4' x 6" beams 4' on center. The gable roof facing parking might best be a pre-cast panel for sound absorption. The gable end wall facing a 12' x 12' patio would be a glass wall. Dallas slides indicate variations are possible on end units which permit dormers and 2-bedrooms are possible by connecting A-frames with a roof saddle to permit use of full 20' wide area above kitchen-bath complex. Area allocations below assume 3/4 parking stall per apartment. Outdoor storage for bicycle and patio equipment can form joint walls between outside patio. First ~~bath~~ bath has dressing area and wardrobe space.

400 sq. ft.	building area for the one-bedroom, one and one-half story apartment with 20' x 20' foundation dimensions.
14 sq. ft.	side yard (required under R-6 zoning)
20 sq. ft.	front yard (required under R-5 zoning)
240 sq. ft.	garden area, 20' x 12'
300 sq. ft.	parking (zoning ordinances require 3/4 parking stall per unit. One parking stall equals 210 sq. ft. or 158 sq. ft. + 140 sq. ft. for sidewalks, etc.
<hr/>	
974 sq. ft.	or about 40 apartments per acre

40 apartments per acre would permit a cost of \$1.00 per sq. ft. for land sold to developer from urban renewal assembly.

Concept requires a large cleared acreage for realizing efficient layout of parking, etc.

Professor James A. Graaskamp  
and research assistant James Reich

TABLE A-1

## Ogg Hall Rent Schedule

## Single:

Rent per room	\$615	
Rent for all single rooms (34 x \$615)		\$20,910

## Suite:

Rent per student	550	
Rent per suite (4 students)	2200	
Rent for all suites (66 x \$2200)		<u>145,200</u>
Total Ogg Hall Rent		\$166,110

TABLE A-2

Schedule of Remodeling Costs\*  
Ogg Hall Suites

## Bedroom:

Install door, close door, paint, move bed and closets	\$1000	
2nd bedroom	1000	
Carpeting @ \$8/sq. yd. = \$150/room	<u>300</u>	
Total costs - 2 bedroom		\$2300

## Living Room:

Remove furniture, repair walls, paint	500	
Living room furniture (sofa, 2 chairs, coffee tbl)	300	
Carpeting \$8/sq. yd.	<u>150</u>	
Total costs - living room		950

## Acoustical tile for hall:

@ \$.75/sq. ft.-amount allocated per suite	<u>110</u>	
Total costs per suite		<u>110</u>
Total cost per student bed		<u>\$3360</u> <u>\$1120</u>

Total costs for 66 suites = 66 x \$3360 = \$221,760

\*All remodeling costs provided by John Paulson, U. of Wisconsin  
Remodeling Architect

TABLE A-3

## Ogg Single Rooms

Remove one bed and repaint	\$200
Furniture (one chair)	50
Carpeting \$8/sq. yd.	150
Acoustical tile for hall	
@ \$.75/sq. ft.- amount allocated per single	<u>36</u>
Total cost per student bed	<u>\$436</u>
 Total costs for 34 singles = $34 \times \$436 =$	 \$14,824
Total costs for 66 suites = $66 \times \$3360 =$	<u>221,760</u>
 Total Ogg Hall remodeling costs =	 <u>\$236,584</u>

TABLE B-1

## Elm Drive C Apartments

## Standard Apartments:

Bath-kitchen unit	\$4500		
One bedroom - one living room	1500		
Capreting bedroom & living rm @ \$8.00/sq. yd.	<u>300</u>		
Total cost - standard apartment		\$6,300	
Total cost - all standard apartment 44 x \$6,300			\$277,200

## Non-standard Apartments -2 &amp; 3 Bedroom:

Bath - kitchen unit	\$4500		
2 & 3 bedrooms - one living room	2000		
Carpeting bedroom and living rm @ \$8.00/sq.yd.	<u>600</u>		
Total cost - non-standard apartment		\$7,100	
Total cost - all non-standard apartment 12 x \$7,100			\$85,200

## Non-standard Apartments from Old Bath Area:

Bath-kitchen unit	\$4500		
Bedroom and living room	5000		
Carpeting	<u>900</u>		
Total cost - non-standard apartments		\$10,400	
Total cost - all non-standard apartment 8 x \$10,400			<u>\$83,200</u>
Total remodeling costs - All Elm Drive Apartments			<u><u>\$445,600</u></u>

TABLE B-2

## Elm Drive REmodeling Cost Breakdown\*

## Kitchen:

Package unit 7 ft. long including range, refrigerator, sink, upper cabinet	\$1000
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## Bath:

Unit includes stool, lavatory, shower, plumbing, electrical ventilation	<u>\$3500</u>
---	---------------

Total - 1 bath - kitchen unit	<u><u>\$4500</u></u>
-------------------------------	----------------------

## Bedroom: (standard)

Includes remove old furniture, repaint, close one door and install new door, provide closets, new furniture, carpeting @ \$8.00/sq. yd.= \$150/rm	\$ 900
--	--------

## Living Room: (standard)

Includes Remove old furniture, repaint, remove wall to to kitchen, new furniture, carpeting @ \$8.00/sq. yd.= \$150/room	<u>\$ 900</u>
---	---------------

Total standard bedroom-living room	<u><u>\$1800</u></u>
------------------------------------	----------------------

## Bedroom: (Non-standard)

Includes same as above bedroom	\$1300
--------------------------------	--------

## Living Room: (Non-standard)

Includes same as above living room	<u>1300</u>
------------------------------------	-------------

Total	<u><u>\$2600</u></u>
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## Bedroom: (Non-standard from old bath area)

Includes same as above bedroom	\$2950
--------------------------------	--------

## Living Room: (Non-standard from old bath area)

Includes same as above living room	<u>\$2950</u>
------------------------------------	---------------

	<u><u>\$5900</u></u>
--	----------------------

\*Remodeling cost breakdown based on an estimate done by John Paulson for a similar project for the "School for Workers Summer Institute Program for Labor Leaders."

SYSTEMATIC ESTIMATION OF FORECAST ANNUAL INCOME FOR AN INCOME-  
PRODUCING PROPERTY

- A. ESTIMATE POTENTIAL GROSS INCOME: MARKET RENTAL AT 100% OCCUPANCY
- B. DEDUCT ALLOWANCE FOR VACANCY AND INCOME LOSS
- C. ADD "OTHER" INCOME
- D. DERIVE EFFECTIVE GROSS INCOME
- E. DEDUCT OPERATING EXPENSES
  - (1) FIXED EXPENSES
  - (2) VARIABLE EXPENSES
  - (3) REPAIRS AND MAINTENANCE
  - (4) REPLACEMENTS
- F. DERIVE NET OPERATING INCOME
- G. DEDUCT ANNUAL DEBT SERVICE
- H. DERIVE CASH THROW--OFF
- I. ADD BACK PRINCIPAL PAYMENTS
- J. DEDUCT TAX DEPRECIATION
- K. DERIVE TAXABLE INCOME
- L. DETERMINE INCOME TAX ON REAL ESTATE INCOME
- M. DEDUCT INCOME TAX FROM CASH-THROW OFF (H)
- N. DERIVE AFTER-TAX CASH FLOW
- O. ADD TAX SAVINGS ON OTHER INCOME
- P. ADD SURPLUS FROM REFINANCING
- Q. DERIVE SPENDABLE AFTER-TAX CASH



# Sample of Committee Work

UNIVERSITY OF WISCONSIN-CITY OF MADISON

STUDENT HOUSING STUDY

WORKING PAPER NO. 6

Married Student Housing: Potential for Development

September, 1970

Married students at the University of Wisconsin-Madison comprise a unique group in both the University's and the City's housing market. It is thus appropriate to analyze the University's response to the housing needs of this group separately from the University's role in providing single student housing.

The total Madison campus enrollment in the Fall of 1969 included 25, 561 undergraduate students and 9, 988 graduate and professional students. Of these, 1,504 and 3,913 were married males, respectively.<sup>1</sup> The University provides a total of 1,074 one-, two-, and three-bedroom units for married students at two locations-- Eagle Heights and Harvey Street.

The rent schedule for these units is:

One-bedroom--	\$85.00
Two-bedroom--	\$102.00
Three-bedroom--	\$120.00

Assignment is made on a first-come, first-serve basis within four priority groups: 1) graduate families with children, 2) graduate families without children, 3) undergraduate families with children, and 4) undergraduate families without children. Within each group, preference is given to Wisconsin residents. The low priority assigned to undergraduate married students effectively excludes them from university housing. The 1,074 available units provide accommodation for 27.4% of the married male graduate student population, 19.4% of the total married male student population or 22.2% of the total married graduate student population. This is viewed in relation to the Coordinating Council on Higher Education's stated policy of providing housing for 20% of the married graduate and professional students.<sup>2</sup> Currently, there is a waiting list of approximately 1500 families.

Those married students who do not live in University housing are forced to compete in Madison's housing market. More specifically, they compete in two submarkets--low and moderate to high income housing.

At this time no accurate figures are available concerning the percentage of married students who would qualify for low income, public housing. It can be assumed, however, that the percentage is significant. The consequential increase on the demand input further pressurizes the already tight low income housing market.

The demand/supply equation for low income housing in Madison is well documented. One half of all renter households earn less than \$7000 and 26% earn less than \$5000.<sup>3</sup> This represents about 25,890 and 14,800 households respectively. Another indicator is the number of families paying more than 25% of their income for housing (the Federal guideline for federally subsidized housing). The 1966 Madison Housing Authority (MHA) Survey showed this to be 23% of all renting families.<sup>4</sup>

Serving this demand are public housing units, federally subsidized housing units and private low cost apartments. More specifically, an aggregate of 9,543 units renting for less than \$100 per month existed in 1968.<sup>5</sup> The MHA now operates 575 public housing units of which 268 are reserved for the elderly. The immediate need for more public housing is estimated by MHA at 1000 units. The League of Women Voters conservatively estimate that demand (households with income less than \$5000) outstrips total supply (low income housing sales below \$12,500 and rentals below \$100 per month) by a minimum of 3000 units.<sup>6</sup> The Madison Chamber of

Commerce in a further deliniation estimates that the demand by households with income less than \$3000 surpassed the corresponding total supply (low income housing sales below \$10,000 and rentals below \$60 per month) by approximately 5000 units in May 1968.<sup>14</sup>

All indicators point to an increasing future demand for low income housing. Considerations of demographic growth based on state governmental and private industrial growth, combined with an anticipated demolition activity input yield a projected increase in the demand for federally subsidized rental housing of approximately 1000 units between 12/69 and 12/71.<sup>7</sup>

The MHA has formally requested federal funds to construct and/or operate 780 new units. A response to this request is not expected until Fall or Winter of 1970. In addition 104 units in Bayview Foundation apartments will be available to low and moderate income families in the near future. A limited number of other federally subsidized housing projects are in the planning stage.

It is clear from the above analysis that the low income housing market in Madison is severely pressurized. Release of this pressure by an increase in supply does not appear to be a realistic possibility in the foreseeable future.

The moderate to high income market is characterized by a similar high demand-limited supply feature, although to a somewhat lesser degree. The most recent figures (Dec. 1969) show a total of 86,300 households and 90,100 housing units, of which 38,900 are rental units.<sup>8</sup> The vacancy

rate for rental units is placed at 4.6% by the Federal Housing Authority, down from a 1960 level of 4.8% and a 1968 level of 4.7%.<sup>9</sup> The vacancy rate for combined sales and rental units is placed at 2.4%. Other surveys between November, 1969, and May, 1970, indicate that the vacancy rate for "residential units" approaches 0.5%.<sup>15</sup> These figures represent or refer to combined totals of both low and moderate to high income groups. An approximate disaggregation can be made by assuming that 14% of the total households qualify for low income public housing (the 1960 census figure) and that approximately 12,000 total low income rental and sales units exist (the 1968 census figure).<sup>10</sup> Subtracting these figures from the total aggregated values yields the following:

Moderate and High Income Households	--74,200
Moderate and High Income Housing Units (Rentals & Sales)	--78,100

Exact but outdated vacancy rates for the disaggregated rental housing units are available. In 1966 the rate for low income housing (less than \$100 per month) was 3.8% and that for higher income housing was 5%.<sup>11</sup>

Demand projections for the moderate to high income housing market indicate an increase in demand by 3300 households between 1969 and 1971.<sup>12</sup> Due to the constraints of the present economy, a compensatory increase in supply is not anticipated.

The Madison housing markets, existing and anticipated, must now be viewed in relation to the projected University enrollment picture. National policies and extraneous social phenomena have rendered past enrollment projections inaccurate and present estimates somewhat unreliable. A considerable decrease in graduate and professional enrollment is now expected for Fall, although accurate figures will not be available until after

registration.

The latest revised CCHE projections (Coordinating Committee on Higher Education, Report #70-40, May, 1970.) are as follows:

<u>1972:</u>	<u>UNDERGRADUATES</u>	<u>GRADUATES &amp; PROFESSIONAL</u>
<u>SINGLE</u>	22,214	5,708
<u>MARRIED</u>	<u>2,434</u>	<u>5,251</u>
<u>TOTAL</u>	24,648	10,969

TOTAL MARRIED MALES: 5,847

1980:

<u>SINGLE</u>	22,999	7,443
<u>MARRIED</u>	<u>2,484</u>	<u>7,668</u>
<u>TOTAL</u>	25,483	15,111

TOTAL MARRIED MALES: 7,832

Although these figures are tenuous at best, as noted, it is reasonable to expect they may be underestimates rather than overestimates. The pending United States withdrawal from Vietnam coupled with continuing changes in our military draft policies may cause a surge in enrollment, particularly by graduate and professional students.

In order to offset the impact of the expected influx of additional married students on Madison housing market, the Office of Student Housing and the Department of Planning and Construction submitted a proposal to CCHE in April, 1970, to build a total of 800 one-, two-, and three-bedroom units for married students. The proposed location was the University-owned Reider Farm located at the junction of Witney Way and Mineral Point Road. The CCHE received the report favorably, agreeing in principle with the need for more married student housing. However, the Council tends to view this

need in relation to the stated goal of providing housing for 20% of the total married graduate and professional students. The CCHE deferred action on the specific proposal until the '71-'73 biennium period.

Complete evaluation of the married student housing situation and the University's role in relation to the situation will be undertaken following compilation of the 1968 census data and the results of a student questionnaire currently being distributed. This data should provide information on student income, housing preferences, location of past and present housing, present inventory of housing types, and present rent schedules. A questionnaire is also planned to determine the opinions of Eagle Heights residents concerning their present housing. The final analysis will focus upon the following points:

- 1) Policies regarding present married student housing;
- 2) Updated documentation of the overall need for married student housing;
- 3) The University's and City's roles in providing married student housing;
- 4) Available federal programs providing funds for low and moderate income housing;
- 5) Possible locations for housing projects;
- 6) Suggested styles for housing projects.

In relation to these points, an attempt will be made to determine the percentage of all married students who would qualify for public housing according to the MHA income limits.

FOOTNOTES

1. The Department of Planning and Construction and the Office of Student Housing, "The Need for Additional Married Student Housing at the University of Wisconsin-Madison," April 13, 1970, p. 1.
2. CCHE #130, 1968.
3. Department of Housing and Urban Development, "Analysis of the Madison, Wisconsin, Housing Market as of December 1, 1969," December 1, 1969, Table IV.
4. League of Women Voters, "Low-income Housing in the Madison Area", Spring 1970, p. 3.
5. Ibid.
6. Ibid.
7. Department of Housing and Urban Development, "Analysis of the Madison, Wisconsin, Housing Market...", op. cit., p. 3.
8. Ibid., Table VII.
9. Ibid.
10. League of Women Voters, op. cit., p. 2.
11. Ibid., p. 3.
12. Department of Housing and Urban Development, "Analysis...", op. cit., Table I.
13. The Department of Planning and Construction and the Office of Student Housing, "The Need for Additional Married Student Housing...", op. cit., p. 2.
14. Madison Chamber of Commerce, "Report of the Committee on Low Income Housing," July 1, 1970, p. 5.
15. Ibid.