

Mark your calendar!

## Next Membership Meeting

Wednesday, February 22 • 6:30 p.m.

Madison Public Library, 201 West Mifflin Street

Agenda:

- |  |   |
|--|---|
| 1) Policy on PD Task Force and Committee membership (VOTE) | 4) Status report on legislative initiatives<br>- Paid Sick Leave<br>- Inclusionary Zoning |
| 2) Post-primary elections update                           | 5) Elected Official Report: Bill Keys looks back  |
| 3) Allocation of additional campaign contributions (VOTE)  |   |

Facilitator: Mary Anglim,  
mtanglim@charter.net



If you need an interpreter, materials in alternative formats, or other accommodations, please contact the PD office at 257-4985 one week in advance of the meeting.

If your renewal date is 02/01/06 or earlier, this is your last newsletter. Please renew!

**VOLUNTEER NIGHT!**  
Meet great people and help with labeling our newsletter and other easy tasks.  
Tuesday, March 14 • 5:30pm  
PD Office, 1202 Williamson Street  
(Social Justice Center, downstairs)  
As always, refreshments are provided!

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- I support the principles and purpose of Progressive Dane. Sign me up!
- Please renew my membership in Progressive Dane.

Sustaining membership: \$ \_\_\_\_\_ / month (minimum \$5) To pay by bank draft, please attach a voided check; or first month's check payable to Progressive Dane.

Annual single membership:  \$50 Regular  \$36 Basic  \$12 Low Income  
 \$250+ Benefactor  \$100 Supporting  \$75 Contributing

Annual household membership:  \$100 Contributing  \$75 Regular  \$50 Basic

More than two adults in the house? Sign them up for \$25 per person. Number of additional memberships \_\_\_\_\_

Mail to: Progressive Dane, P.O. Box 1222, Madison, WI 53701 • For more information: (608) 257-4985

You can join Progressive Dane online at [http://www.prodane.org/get\\_involved/become\\_member/](http://www.prodane.org/get_involved/become_member/)

VOL. XIV, NO. 2  
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# FORWARD!

REBUILDING POLITICS IN DANE COUNTY FROM THE GRASSROOTS

## Looking for Inclusionary Zoning...A Personal Account

By Amy Westra

I RECENTLY VISITED A neighborhood the city lists as having IZ units.

I went to the neighborhood open house with a story about being a newly married first-time home buyer. I said I was looking for the lowest amount we would have to pay to get into a new home and that my parents could help with a down payment.

The salesperson looked into what was the most economical in that neighborhood. When looking through the list of houses for prices, she flipped straight through the IZ homes. I decided not to ask about them. She found a non-IZ home in our price range and said that they had one built that she could show me.

We saw the model. Just as we were done, I said "So my mom told me to ask about this but I don't know...do you have any of those IZ units?" She said yes, and asked if I knew if we qualified. I said I didn't know but that I thought that income-wise we did. She said something like, "I can't show you nor can I really talk about the IZ units unless you come in pre-qualified for IZ, since it's a city program." She then added that some IZ homes may soon be released to the public. However, she said that she couldn't say more until they were released.

I was floored that she said that she couldn't talk to me about IZ homes unless I was approved, and that she offered no discussion as to how I might do that.

By telling buyers that they can't see or learn about IZ units until they go through a process, this salesperson is surely turning off potential buyers.

## Inclusionary Zoning: Here we go 'round again

By Satya Rhodes-Conway

MADISON'S INCLUSIONARY ZONING (IZ) ordinance, which requires developers to include units affordable to people at 80% or less of the Area Median Income (AMI) in any development they build, has been the topic of much discussion lately.

Passed in spring of 2004, IZ is designed to create long-term, affordable housing throughout the city, instead of allowing it to concentrate in certain neighborhoods or not be built at all. Such dispersion has been linked with increased school performance and decreased crime. Dispersion counteracts suburban-style "flight," gated communities, and the ghettoization of poor neighborhoods.

The evidence so far shows that Madison's IZ ordinance is working. According to a city report, in the 18 months the ordinance has been in effect, 360 affordable units were approved. In addition, projects including IZ units are dispersed around the city, projects with IZ have progressed at the same rate as non-IZ projects, and there is no sign

that developers have "fled" the city or that development outside of Madison has been impacted by the ordinance.

Despite its success, IZ has faced continual opposition, most notably from developers, realtors, and a handful of alders who are calling for its repeal. While the idea of repeal is controversial, there is general agreement that the existing ordinance is not perfect, and that certain parts of it need improvement. Regularly discussed changes include: 1) the incentives for developers, 2) the equity model, and 3) how and when the units are marketed.

The ordinance is designed for the public to pay for the affordable units through the provision of incentives that provide considerable value to developers. Developers, however, complain that the ordinance is not "cost neutral" and that they bear the cost of the affordable units because the incentives do not offer them real value. In response to these concerns, amendments have been introduced to add new incentives, including

please see "Inclusionary Zoning" page 3

## Economic Issues Task Force Planning Health Care Forum

By Rick Richards

PROGRESSIVE DANE AND EDGEWOOD College will co-host a panel discussion on providing universal health care on Thursday, April 6th, in the Anderson Auditorium, Predolin Humanities Center, on the Edgewood College Campus. Mark your calendars for this one.

The agenda for this event generally will be organized into three parts:

- 1) Context/background of the issues

- 2) Presentation of each plan
- 3) Reaction to the plans and questions

Those invited to present each have different universal health care proposals that would affect Wisconsin citizens statewide and/or locally by city. The following groups have agreed to participate:

- ◆ Wisconsin Health Plan (David Riemer, Project Director) (<http://www.wisconsinhealthplan.org>) please see "Health Care Forum," page 2

Forward is the local chapter newsletter of the New Progressive Party in Dane County, Wisconsin. Progressive Dane is affiliated with the Independent Progressive Politics Network.

Progressive Dane is a democratic, membership-run organization. The following committees and task forces meet at the PD office, 1202 Williamson, in the Social Justice Center, unless otherwise noted.

Steering Committee: coordinates major activities, oversees the progress of other committees, and sets the agenda for the general membership meetings. Meetings are open to all PD members. Co-chair: Lisa Subeck

Co-chair: Mary Anglim, mtanglim@charter.net  
Next meeting: Wednesday, March 8, 7 p.m.

Elections Committee  
Chair: Michael Jacob, 245-0894  
Next meeting: Friday, March 31, 6:30 p.m.

Newsletter Consortium  
Contact: Laura Newman, 257-4985

Outreach/Fundraising Committee  
Contact: Mary Anglim, mtanglim@charter.net  
Next meeting: Wednesday, March 15, 6:00 p.m.

Policy Committee  
Chair: Ron Richardson, 256-7144  
Next meeting: Friday, March 31, 8 p.m.

Drug Policy Task Force  
Chair: Jon Hain  
Next meeting: Monday, March 13, 7 p.m.

Environmental Task Force  
Contact: Brett Schumacher, 238-3441  
Next Meeting: Tuesday, March 14, 7 p.m.

Economic Issues Task Force  
Contact: Vicky Selkove, vsselkove@gmail.com  
Next meeting: Tuesday, March 28, 6:30 p.m.

Transportation Task Force  
Contact: Michael Barrett

Production and Circulation Consortium: Lynn Alten, Mary Anglim, Jamie Annear, Chris Babiarz, Erik Breilid, Lukas Diaz, John Dupuis, Sheila Guilfoyle, Tom Kozlovsky, Norm Littlejohn, Laura Newman, Jacque Pokorney, Richard Russell, Ralph Shively, Sanhita SinhaRoy, Tona Williams  
This month's contributors: Satya Rhodes-Conway, Shelly Fite, Rick Richards, Amy Westra, Mary Anglim

Submit articles, meeting times and announcements for the October newsletter to Laura Newman, 257-4985, or office@prodane.org by noon, Tuesday, March 7.

Send all correspondence to:  
Progressive Dane

P.O. Box 1222, Madison, WI 53701



Visit Progressive Dane on the web at www.prodane.org

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(608) 257-4985  
office@prodane.org

## Health Care Forum

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sinhealthproject.org/plan/index.htm)

◆Wisconsin Health Care for All (<http://www.wisconsinhealthcareforall.org/>)

◆The Wisconsin Health Care Plan (Wisconsin State AFL-CIO Plan) (<http://www.wisafacio.org/features/Wis%20Health%20Care%20Proposal.htm>)

◆Coalition for Wisconsin Health (Senate Bill 388 and Assembly Bill 807 ) (<http://wisconsinhealth.org/>)

Darcy Haber of Wisconsin Citizen Action ([http://wica.fp.execpc.com/5\\_aboutWCA.htm](http://wica.fp.execpc.com/5_aboutWCA.htm)) has agreed to moderate.

The Economic Issues Task Force, which is organizing this event, is also negotiating

with the League of Women Voters and other area organizations to co-sponsor. Co-sponsors will be asked to allow their names to be included in the publicity, to assist in publicizing the event to their members, and if possible, to make a small contribution towards publicity costs. The Edgewood facilities are excellent for media coverage.

If you would like to work on this event, there still is plenty to do, especially in the areas of publicity, research, fine tuning the agenda, preparing background information, and on-site management of the event. Please contact Rick Richards, co-chair of the Economic Issues Task Force, at 255-5023 or at syzygyretired@yahoo.com to volunteer.

## Assessing MMSD Budget Exercise

By Mary Anglim

In January, the Madison Metropolitan School District invited citizens to a "\$100 budget" session. Eleven meetings were held at schools around the district. Attendees were given a list of 47 budget categories that added up to \$100. The goal of the session was to identify \$3.85 in cuts, the amount that the District anticipates will be its budget shortfall. According to recent news stories, 139 people attended one of the sessions, and administrative costs were the favorite target for cuts.

At the meeting I attended at Black Hawk School on January 26, just five citizens showed up. Two of my fellows were active in the PTO and were well-versed in school issues; the rest of us had varying degrees of familiarity with the Madison schools. We were given 30 minutes to examine the budget information, followed by about 45 minutes to work together to identify \$3.85 in cuts.

The process was frustrating. There was not nearly enough time to discuss possible cuts or to reach real consensus. The budget document presented costs in broad areas (teachers, research support, administration) and by average cost for a full-time employee (FTE). We weren't given information to

assess the relative importance of any given FTE or administrator, or to protect individual schools from particular cuts.

More important, it was impossible to identify the various programs that we offer in our schools, and what each costs. Without this information, we could not target programs for possible cuts. Citizens cannot form an opinion until they have more information about exactly what programs and maintenance and support activities are currently funded.

While a good first effort, the exercise needs revision before it can serve citizens well. In my group, we gave up trying to find areas where streamlining could occur, and simply went for cuts in administrative costs. I think that most of us knew that this was a meat-ax approach, but time constraints and lack of information defeated us. And we fell far short of our \$3.85 goal.

I hope that the experiment is repeated, but that the School Board will frame some real choices among programs and that citizens will participate in more substantial numbers. Good information about public spending is essential to democracy. Without it, citizens justifiably lose patience and give up.

## GMM to Vote on Member Policy

By Satya Rhodes-Conway and Shelley Fite

AT ITS DECEMBER MEETING, THE Steering Committee agreed to propose formalizing the long held but unspoken policy that members of PD committees and task forces should also be members of PD. The proposal was discussed at the January general membership meeting and amendments were made, but the motion was tabled.

At the February steering committee meeting, we voted to recommend a newer proposal that takes into account the concerns voiced at the January meeting. The GMM will again take up this issue in February.

The language of the steering committee's recommended policy reads:

1. All meetings of Progressive Dane's committees and task forces are open to all Progressive Dane members.

2. Committee meetings are open only to Progressive Dane members; you must be a Progressive Dane member to attend these meetings, to vote and to participate in any email listserv for the committee. Any committee may, by majority vote, open a meeting to non-members for a specific purpose.

3. Task force meetings are open only to Progressive Dane members; you must be a Progressive Dane member to attend, to vote and to participate in any email listserv for the task force, with the following exceptions:

a. Non-members may attend a task force meeting for up to three months to see if they are interested in joining Progressive Dane. During this period of time, they may not vote or participate in any email listserv

for the task force.

b. The chair of a task force may invite non-members to participate in task force meetings on a single issue in order to bring a different perspective or build a coalition. In this case, the non-members should be invited only for the portion of the meeting dealing with that issue, and may not vote or participate in any email listserv for the task force.

c. A task force may, by majority vote, open a meeting to non-members for a specific purpose.

4. This policy will be phased in at the discretion of Committee and Task Force chairs, but shall be fully enforced by April 31, 2006.

## Inclusionary Zoning

from page 1

ing the ability to have "IZ-free" zones (such as penthouse floors) and the ability to have limited duplex IZ units intermixed with market-rate single family homes.

There are concerns about the division of equity gained in IZ units. In return for being able to buy an IZ unit, homebuyers agree that the amount of equity they are able to earn is limited. This keeps the unit affordable for the long term. The chief problem with the current equity model, which resulted from political compromise, is its complexity – the percentage of equity the homeowner receives upon sale of the unit changes each year, creating incentives to sell in some years and not in others and causing great confu-

sion among all stakeholders.

There are also concerns that the units are not being adequately marketed. The ordinance requires developers to keep an IZ unit available for 240 days at an IZ price; however, that time period may start before they have even broken ground. After 240 days, the developer can make the unit available to buyers with higher percentage of the AMLI, and eventually the unit can be made available to the general public at market rate.

This creates several problems with marketing. First and foremost, it gives developers a strong incentive not to market their IZ units, but rather wait until they can sell them at market rate. Second, it means that buyers interested in IZ units may not be able to actually look at them when they are available for sale – a problem for most first-time homebuyers.

At the moment, the IZ ordinance is still in force in Madison. Ald. Jed Sanborn's move to repeal was tabled, meaning that the Council can reconsider it in the future. The Housing Committee, Economic Development Commission, and Plan Commission have all rejected repeal. A package of amendments addressing the issues outlined above has been considered and approved at Housing Committee and Economic Development Commission and was scheduled to be considered at Plan Commission, but as of this printing has not yet been discussed in full.

There is now word that a new committee, convened by the Mayor, will reopen the entire IZ debate with everything on the table except repeal. At this point, it is unclear when or how any of these things will move forward, or how the public can be involved in them.

What is clear is that if you care about affordable housing in Madison, you should contact your alder and tell them so. You can email all alders at council@cityofmadison.com. Other helpful actions and opportunities to get involved include writing a letter to the editor in support of IZ to the Capital Times, Wisconsin State Journal, Daily Cardinal, Badger Herald or Madison Times.

This debate isn't going away, and our progressive voices need to be heard.

**PD Joins Forces With Action Wisconsin**

**At the January GMM, PD'ers voted to endorse and support Action Wisconsin's campaign to vote "NO" on the proposed constitutional amendment to ban same-sex marriages and civil unions.**

**Expect more news on this in the future.**

**To get involved right away, contact Satya Rhodes-Conway at [satya.vadia@gmail.com](mailto:satya.vadia@gmail.com).**