



the tenney-lapham

# LETTER

**FEBRUARY, 1980; No. 14**

## GENERAL MEMBERSHIP MEETING Thursday, February 21

The Tenney-Lapham Neighborhood Association invites you to attend its General Membership Meeting. A potluck is planned for 6:00 p.m. at Lapham School. Please bring silverware and plates. Refreshments will be provided. Please join us and get to know your neighbors!

## PIZZA SALE

A fundraiser for the neighborhood! Starting February 7, the Tenney-Lapham Neighborhood Association will be selling cheese and cheese/sausage pizzas at a cost of \$2.00 and \$2.50, respectively. Orders are due by February 21. Cash must be paid when you order. The pizzas will be delivered on March 9. If you are interested in ordering a pizza, call Mary at 256-8064 or Ann at 257-8695, after 6:00 p.m.

## SQUARE DANCE/SNACK POTLUCK Friday, March 14

Grab a partner and come on over to Lapham School for a Square Dance/Snack Potluck to begin at 7:00 p.m. The caller, Vern Weisensel, will start at 7:30. Please bring along your favorite snack and join in the fun. A \$1 donation is requested.

## TENNEY-LAPHAM HOUSING SERVICE PROGRAM TO BEGIN

The Tenney-Lapham Housing Services Program (TLHS) will open its offices at Lapham School in mid-February.

The TLHS program, which is modeled on a successful housing services program currently operating in several cities across the country, is designed to offer comprehensive rehabilitation and financial services to neighborhood residents. Based on a working partnership between neighborhood residents, the city, and financial institutions; the overall objective of the program is to work with homeowners in preserving Tenney-Lapham's existing housing and to facilitate homeownership opportunities for tenants. Program activities, which are funded through the city's CDBG program, will include direct assistance to homeowners in determining needed improvements and maintenance, locating and assisting homeowners in obtaining affordable home improvement financing, locating and working with contractors, and consulting and guiding homeowners in self-help and energy-efficiency improvements. A second major activity of the program will be assistance to renters in financing homeownership opportunities in the neighborhood.

The Tenney-Lapham Corporation (TLC), a neighborhood based non-profit corporation created to oversee the project, has recently hired Mary Kay Garrow as project director for the TLHS program. Mary Kay, formerly housing coordinator with Racine's Southside Revitalization Project, has had extensive experience in managing housing rehabilitation and counseling programs and brings to our neighborhood a firm commitment to neighborhood revitalization efforts.

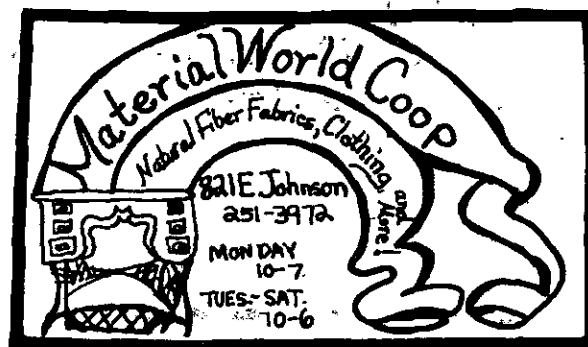
The seven-member TLC board consists of four members appointed by the Tenney-Lapham Neighborhood Association, who in turn, have appointed the remaining three public and private sector members.

Current board members from the neighborhood are Tom Kasper, Heidi Sime, Paul Fieber, and Terri Wing. The public and private sector members include Dale Nordeen, President of First Federal Savings and Loan; Wayne Owen, City rehabilitation specialist; and Rodney Kruehen, Realtor and investor-owner member. Stan Wrzeski who developed and guided the program thus far, will continue to assist the board and program staff in implementing the project.

TLC board members and Mary Kay Garrow will give a brief presentation and update of the program and solicit your ideas and comments at the next general membership meeting on February 21. In the meantime, if you would like to be contacted for assistance or have any questions on program services, please contact Tom Kasper (257-8695), Paul Fieber (251-3909), or Stan Wrzeski (255-1638).

### DOES RED MEAN RIGHT?

Have you tried crossing at the intersection of North Baldwin and East Johnson Streets lately? If so, you probably know that once the light turns red and the walk light comes on, it is still risky to cross the street. The problem is cars turning right on red. Aside from reminding drivers of pedestrian right-of-way in such instances, placing "no right turn on red" signs at the intersection may be the only immediate step in assuring some semblance of pedestrian safety. If you have any strong thoughts about placing these signs at the intersection of Baldwin and Johnson, please contact Ald. Wrzeski, 266-2071.



## NOTES FROM THE INCREASE LAPHAM PROJECT

The Increase Lapham Project still has openings in some of its winter classes. Call the ILP office, 256-9030, to find out which of the classes--batik, T'ai Chi, micro-computers, or adult exercise--still have openings and how to register.

\* \* \*

A neighborhood enhancement project to provide area residents with seedlings for spring plantings in their terrace areas will get underway soon. If you would like to help raise the seedlings and organize their distribution call the ILP office at 256-9030. All materials and supplies will be provided.

\* \* \*

If you have lived in the Tenney-Lapham neighborhood for a long time or if you are interested in its history, you are invited to work on a neighborhood history project due to get started this spring. Call the ILP office, 256-9030, if you are interested in helping with research or if you have any information or photos you would like to share or loan.

\* \* \*

All neighborhood residents aged 60 or older are invited to attend a Valentine's Day luncheon on Tuesday, February 12, at noon in the Lapham School cafeteria, 1045 East Dayton. A catered luncheon, music, entertainment, and a holiday motif will be the highlights of the event. To reserve your meal and to arrange transportation, if you need it, call Independent Living, 251-8400, on or before February 11. A small donation will be requested from those who are able to pay. Sponsored by the ILP and the Older Citizen Workers.

Marquette Parent-Teacher Group  
presents . . .


WINTER CARNIVAL '80

Thursday, Feb. 26

6:30-8:30

Marquette Elementary Gym & Cafeteria  
1501 Jennifer Street

There will be games for children & adults, booths, clowns, refreshments, an auction of services, talents and special things, a white elephant booth, cake walks, and much more. All proceeds from the carnival will fund several Parent-Teacher Group activities for the rest of this school year.



**BURNIE'S  
ROCK  
SHOP**

Shop Hours Mon. & Fri. 10 a.m.-9 p.m.  
Tues., Wed., Thurs. 10 a.m.-6 p.m.  
Sat. 9 a.m.-3 p.m.

Phone: 251-2601  
931 East Johnson, Madison

## KANOPY DANCE THEATRE

Kanopy Dance Theatre is a non-profit Madison dance company. We do professional touring and residences around the state and region. In addition, we teach ballet, jazz, modern and children's dance in our studio at 301 South Bedford St., Madison, 255-2211. Schedules are available by calling or stopping at the studio--in general, mornings, late-afternoons, and evenings, Saturdays. The cost is \$2.75/class in a series, \$4 for a single class. Teachers are members of Kanopy Dance Theatre Company.

WANTED: CO-OP HOUSING PIONEERS

If you've been in the home-buying market recently, then you know about housing inflation. The value of single-family housing in Madison has shot up 16% in each of the past two years. A good thing when you go to sell your house, but not so good when you try to buy your next one. And especially not so good if you are trying to buy your first one.

A new inflation-fighting housing strategy is brewing down on Williamson Street. The scene: the Four Yellow Houses at 839-847 Williamson, now being renovated by the Madison Development Corporation (MDC) and Common Wealth (CW). For the next few weeks, CW--the neighborhood's development corporation--will be searching for pioneering low or moderate-income renters who'd consider buying into Madison's first limited-equity housing co-op at this site.

Limited-equity co-ops break the inflationary cycle by placing a below-market lid on the resale price of a house (or apartment). Through its membership selection process, the co-op limits access to this below-market housing to people with limited-incomes.

\* \* \* \* \*

Notice: You must be a member of the Tenney-Lapham Neighborhood Association in order to vote at meetings.

How does this effect the return that a homeowner would expect when selling their home? Well, that depends on the price-setting formula chosen by the co-op's membership. Under one formula, the co-op owner's return at resale would be the sum of (1) their initial down-payment, growing at 7% interest per year, and (2) a fair-share return based on the mortgage payments made during their tenure as owners.

Say that the initial co-op buyer pays \$1240 down (5%, a typical down-payment) on a \$24,800 apartment. After five years under the above formula, they could sell and receive about a \$6100 return. During those years, they also receive the tax benefits of homeownership. They're better off than if they were renting, though not as well off as if they owned in the usual unlimited-equity was (say a condominium).

What effect does all this have on inflation--on the availability of low-cost housing? Using this same price-setting formula, after 5 years the monthly housing payments by future co-op owners would be about 20% below the market rate. After 15 years, those payments would be a whopping 45% below the market.

A golden opportunity exists for limited-equity co-ops at the Four Yellow Houses Project. Here CW and MDC are willing to provide the technical help that prospective buyers would need to set up the co-op. All that's missing are the low- or moderate-income renters who'd consider buying in.

Does this sound like you, or someone you know? If so, CW would like to hear from you. Call 256-3527, ask for Howard.

JOIN THE ASSOCIATION!!

I'd like to join the Tenney-Lapham Neighborhood Association. Attached is \$1 for a regular membership \_\_\_\_\_, \$5 for an associate membership \_\_\_\_\_, \$.50 for a senior citizen membership \_\_\_\_\_.

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

Please contact me. I would like to help out with the next Neighborhood Association activity. \_\_\_\_\_

Send To: Judy Jones, 411 Sidney, Madison 53703

# SCHOOL BOARD CANDIDATE FORUM

WEDNESDAY, FEBRUARY 27, 1980

LAPHAM BUILDING

1045 E. DAYTON

7:30 P.M.

(BUS LINES: EAST TOWNE-WEST TOWNE, HILL FARMS-MENDOTA,  
GREENTREE-BUCKEYE)

PARKING AVAILABLE

CoSPONSORED BY THE TENNEY-LAPHAM NEIGHBORHOOD ASSOCIATION  
ALDERWOMAN WRZESKI (DISTRICT TWO), LEAGUE OF WOMEN VOTER MODERATOR

The 1980 School Board election has taken on a special importance because a new School Superintendent is being selected and because enrollment continues to decline. The latter issue in particular, has created much discussion in the community. People are asking:

- Have school closings really resulted in substantial cost savings?
- What will happen to the closed buildings?
- How can larger class sizes in consolidated schools improve education?
- What other ways can the School Board respond to declining enrollments?

Questions like these, and many others need to be asked at the forum. The candidates' answers will help you make your voting decision on April 1st.

## BALLOTS FOR ABSENTEE VOTING:

VOTERS WHO WILL BE ABSENT FROM THE CITY OR ARE UNABLE TO GO TO THE POLLS ON FEBRUARY 19 (PRIMARY), APRIL 1ST (GENERAL) CAN RECEIVE AN ABSENTEE BALLOT FROM THE CITY CLERK'S OFFICE. CALL, OR FORWARD A WRITTEN REQUEST TO CITY CLERK, ROOM 103, 210 MONONA AVENUE, MADISON, WI 53709.

LAPHAM IS AN ACCESSIBLE FACILITY

WOMEN'S TRANSIT AUTHORITY

As you are probably aware, sexual assault is a serious crime that is increasingly reported each year and is threatening the safety of all women in Madison. Women's Transit Authority is working to prevent sexual assaults that occur when women walk alone or hitchhike at night by providing no-cost safe rides to all women who have no alternative means of transportation.

Women's Transit Authority now serves 1,500 women a month, approximately 50 women each night. We operate seven nights a week between 7 p.m. and 2 a.m.

Thank you for your time and consideration. If you want further information, please call our day office at 256-3710, or 263-1700, after 7:00 p.m.

PUT THE BEST OF YOUR PAST  
INTO YOUR CHILD'S FUTURE

Dad, join Y-Indian Guides, or Y-Indian Princesses with your 1st, 2nd, or 3rd grade son or daughter. You'll have fun together on a one-to-one basis. . . cookouts, crafts, games, trips. You'll build mutual trust and a lifetime of memories.

Groups of 5 to 8 father and child pairs join together for two 1-hour meetings each month in the participants' homes on a rotating basis. Special outings are planned by the group or by Jim Stickels from the YMCA. Responsibilities for the meetings, as outlined in the manual, are shared by all. The American Indian motif is used whenever the group finds it appropriate.

TO FIND OUT MORE--Call Jim Stickels at the East YMCA, 221-1571

Quality Aged Steak and Beef Sides,  
Wisconsin Cheese, Homemade Sausages,  
Deer Processing

Duane's  
**MODEL MEAT MARKET**  
*Home of the Famous Du Brat*

857 East Johnson Street  
Madison, Wisconsin 53703

Telephone:  
255-4146

Increase Lapham Movies

|             |                      |
|-------------|----------------------|
| February 21 | Blue Angel           |
| March 6     | Antonia              |
| March 20    | Beauty and the Beast |
| April 3     | Grand Illusion       |

Thursday night movies are held in the Lapham School Auditorium. A 50¢ donation will be requested to help pay for the movie screen which was recently purchased.

All Types of Home Repair  
Insulation, and  
Wood Stove Installation

RUSSELL O. SCHRAMM  
CONSTRUCTION  
Builders in Wood and Stone

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Madison, Wisconsin Phone: 256-8589

MADISON TENANT UNION

Winter doesn't have to be a time of woe for tenants. Icy walks, failing heat, drafts, and snow-bound parking lots can be avoided if tenants know how to enforce their rights.

The Madison Property Maintenance Code (Chapter 27) specified duties that the landlord has to perform. These include:

- 1) Providing storms on all windows and doors by November 15
- 2) Providing 67° heat
- 3) Shoveling walkways and lots
- 4) Maintaining the apartment in weather-tight condition
- 5) Providing the tenant with two names of people who can be contacted to do emergency work

If your landlord has failed to provide these services, contact the landlord and inform him of his responsibility. If this is unsuccessful, call MTU at 257-0006 and the Building Inspection Dept. (266-4551) to request an inspection. The building inspector can order the landlord to restore an essential service such as heat or electricity within 72 hours, after which they can authorize a private contractor to do the work.

(over)