

**COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN**

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Resolution No. 4446

Authorizing the issuance of a Request for Qualifications (RFQ) seeking development partners to assist in the repositioning and/or redevelopment of the Triangle Site (AMP 400).

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Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File #65791

**Title**

Authorizing the issuance of a Request for Qualifications (RFQ) seeking development partners to assist in the repositioning and/or redevelopment of the Triangle Site (AMP 400).

**Body**

WHEREAS, The Community Development Authority (CDA) owns and operates approximately 340 public housing units comprised of Brittingham, Gay Braxton, and Karabis Apartments, and Parkside Towers and Townhouses, collectively known as the Triangle; and

WHEREAS, CDA-owned buildings at the Triangle are approaching the end of their useful lives and face significant costs to fully rehabilitate all structures to modern standards, and the CDA expects that it will be most cost-effective to replace most or all buildings with new construction; and

WHEREAS, the City of Madison approved a new Triangle Monona Bay (TMB) Neighborhood Plan In July 2019 that makes recommendations on land use, housing, transportation, parks and open space, and community services for the Triangle area; and

WHEREAS, the TMB Plan anticipates that comprehensive revitalization and redevelopment of the CDA assets at the Triangle is expected to take place over the next 5-10 years, and will require an in-depth planning process with extensive resident engagement; and

WHEREAS, the CDA intends to retain professional services related to the planning, application and project development process for repositioning of HUD-financed public housing, including expertise in other financing, leveraging, and financial planning tools such as Low Income Housing Tax Credits (LIHTC); and

WHEREAS, the selected respondent/team will be expected to be the development partner of the CDA in the management and implementation of a multiphase redevelopment process and related financial sources, and have experience in advancing projects that meet the following City and CDA planning objectives:

- advancing racial equity and social justice through the provision of high-quality housing and resident/community amenities; and

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- utilizing energy efficiency, renewable energy and/or sustainable building design techniques; and
- soliciting meaningful resident engagement, particularly from diverse populations.

NOW THEREFORE, BE IT RESOLVED, that the CDA Board hereby authorizes City/CDA staff to issue a Request for Qualifications for a Developer-Partner to provide master planning services, assist City staff in leading a robust public and resident engagement process, and develop a financial plan and implementation strategy for the completion of sitewide redevelopment objectives at the Triangle.

BE IT FURTHER RESOLVED that CDA/City Staff shall convene a panel to review and score written submissions per the criteria stated in the RFQ, and undertake a process to prioritize and recommend a subset of high-scoring applications for CDA Board discussion and approval of a preferred Developer-Partner.

BE IT FINALLY RESOLVED that the Executive Director shall have the authority to negotiate the terms of a development agreement with the selected Developer-Partner, with said agreement subject to final review and approval by the CDA Board and the City of Madison Common Council.