



Legislation Text

File #: 42709, **Version:** 1

Fiscal Note

The proposed resolution authorizes the Community Development Authority to draft and issue a RFQ for development, property management, and support services related to the development and operation of permanent supportive housing. The 2016 Adopted Capital Budget includes \$190,000 in reauthorized GO borrowing for CDA Redevelopment project, Public Housing Redevelopment (no. 10068). These funds will be applied towards the contract subsequent to contractor selection. Activities authorized through this resolution do not have a fiscal impact.

Title

Direct The Community Development Authority of the City of Madison ("CDA") to draft and issue a request for qualifications ("RFQ") for development, property management, and support services relating to the development and operation of permanent supportive housing for homeless adults.

Body

WHEREAS, on March 19, 2013 the Council passed resolution number 13-00226 directing Planning, Community Development and CDA staff to explore locations, financing, and partnership options for the development of additional single-room occupancy housing for very low income people within the City of Madison (the "SRO Report"); and

WHEREAS, in June of 2013 staff submitted the SRO Report and after review and comments by the Housing Strategy Committee, the CDA, and the CDBG Committee, the Council accepted the SRO Report; and

WHEREAS, the approved 2016 capital budget includes a commitment to develop approximately 200 units of affordable housing per year through 2020 with a portion committed to creating permanent supportive housing with case management and supportive services ("Permanent Supportive Housing") through the Affordable Housing Fund; and

WHEREAS, in December of 2013 Heartland Housing was selected and approved by the Council to develop the first phase (60 units) of Permanent Supportive Housing targeting homeless single adults on Rethke Avenue; and

WHEREAS, in December of 2014 Heartland Housing was selected and approved by the Council to develop the second phase (45 units) of Permanent Supportive Housing targeting homeless families on Tree Lane; and

WHEREAS, the Affordable Housing Market Report and SRO Report identified Low Income Housing Tax Credits as a key component of financing Permanent Supportive Housing and applications for the next available round of Low Income Housing Tax Credits are due in January 2017; and

WHEREAS, Madison General Ordinance Section 3.69 (more recently renumbered to Section 3.17 MGO) creating the CDA empowered the CDA to act as the housing authority pursuant to the Housing Authority Law at Sections 66.1201 through 66.1211, Wis. Stats. Such powers include the power to provide safe and sanitary dwelling accommodations for persons of low income; and

WHEREAS, the City of Madison and the CDA lack the staffing capacity to provide all of the development and financing services necessary to develop the third phase of Permanent Supportive Housing in a timely manner.

NOW THEREFORE BE IT RESOLVED that Mayor and the Council direct the CDA to

1. Draft and issue a RFQ for development and financing services, property management, and supportive services for the development of the third phase of Permanent Supportive Housing. The RFQ will include but not be limited to a request for experience in development, property management, and providing support services for homeless adults and experience applying for, receiving and selling Affordable Housing Tax Credits for the development of housing for homeless adults.
2. Establish a five (5) member ad hoc committee to review the responses to the RFQ. The CDA shall staff the committee.
3. Recommend to the Mayor and the Council further action regarding the development and financing services for the third phase of Permanent Supportive Housing.

BE IT FINALLY RESOLVED that Mayor and City Clerk are authorized to execute, deliver, accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution in a form approved by the City Attorney.