



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 43548**

**File ID:** 43548

**File Type:** Resolution

**Status:** Passed

**Version:** 3

**Reference:**

**Controlling Body:** COMMUNITY  
DEVELOPMENT  
AUTHORITY

**File Created Date :** 06/29/2016

**File Name:** Senior Housing RFQ Recommendation

**Final Action:** 08/02/2016

**Title:** SUBSTITUTE RESOLUTION - Recommending the selection of CommonBond Communities for the provision of services relating to the development and property management for a mixed income senior housing development.

### Notes:

**Sponsors:** Rebecca Kemble, Sheri Carter and Michael E. Verveer

**Effective Date:** 08/08/2016

**Attachments:** 43548\_version 1 6-29-16.pdf, 43548\_version 2.pdf,  
CommonBond Senior.pdf

**Enactment Number:** RES-16-00585

**Author:** Natalie Erdman and Jim O'Keefe

**Hearing Date:**

**Entered by:** nprusaitis@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1	06/29/2016	Laura Larsen	Approve
2	07/13/2016	Laura Larsen	Approve
3	07/26/2016	Laura Larsen	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	06/29/2016	Referred for Introduction				
	<b>Notes:</b> Community Development Authority, Committee on Aging						
1	COMMON COUNCIL	07/05/2016	Refer	COMMUNITY DEVELOPMENT AUTHORITY		08/02/2016	Pass
	<b>Notes:</b> Additional referral to Committe on Aging						

1	COMMUNITY DEVELOPMENT AUTHORITY	07/05/2016	Refer	COMMITTEE ON AGING	07/27/2016	
	<b>Notes:</b>					
1	COMMUNITY DEVELOPMENT AUTHORITY	07/14/2016				
	<b>Notes:</b>		Erdman said the CDA Senior Housing Subcommittee is recommending the selection of CommonBond. Since this was decided yesterday and there wasn't time to post a substitute resolution, she asked this item be referred to the next meeting.			
			A motion was made by Eskrich, seconded by Daine, to refer this item to the next meeting. The motion passed by voice vote.			
2	COMMITTEE ON AGING	07/27/2016	Return to Lead with the Recommendation for Approval	COMMUNITY DEVELOPMENT AUTHORITY	08/02/2016	Pass
3	COMMUNITY DEVELOPMENT AUTHORITY	08/02/2016	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
3	COMMON COUNCIL	08/02/2016	Adopt			Pass

**Text of Legislative File 43548**

**Fiscal Note**

Fiscal note pending.

**Title**

SUBSTITUTE RESOLUTION - Recommending the selection of CommonBond Communities for the provision of services relating to the development and property management for a mixed income senior housing development.

**Body**

WHEREAS, on December 2, 2014 the Common Council passed resolution number 14-00906 directing Housing Strategy Committee to develop recommendations for a housing policy that promotes transit oriented housing for seniors. The policy should support safe and affordable housing with access to transit and amenities for older adults; and

WHEREAS, in November of 2015 staff submitted the Senior Housing Chapter of the Biennial Housing Report which was referred to the Housing Strategy Committee, the Committee on Aging, and the CDBG Committee, the Council accepted the Senior Housing Chapter in February of 2016; and

WHEREAS, on February 23, 2016 the Common Council accepted the Senior Housing Chapter of the Biennial Housing Report which recommended "For seniors that can no longer stay in their homes due to affordability, work to ensure the creation of affordable senior housing throughout the city to allow them to continue to age in place" and "create a city-led pilot project combining senior housing, mixed-income housing, transit oriented development with a strong connection to services and healthcare on an infill site" which "would likely require a City RFP process and possibly site acquisition and City participation through subsidy for the low-income component, onsite services, and transit"; and

WHEREAS, the Affordable Housing Market Report and Senior Housing Chapter of the Biennial Housing Report identified Low Income Housing Tax Credits as a key component of financing affordable rental housing and applications for the next available round of Low Income Housing Tax Credits are due in January 2017; and

WHEREAS, on June 7, 2016 the Council passed Enacted Resolution No. RES-16-00433 directing the CDA to draft and issue a request for qualifications ("RFQ") for development services relating to the development and financing of housing for mixed income senior housing; and

WHEREAS, the CDA issued the RFQ for development services and ten organizations submitted response to the RFQ; and

WHEREAS, an adhoc committee of the CDA including members of the Committee on Aging, Madison in Motion, Community Development Block Grant Committee, and CDA interviewed all of the organizations that responded to the RFQ and recommended to the CDA Board and Council selection a team comprised of CommonBond Communities as the developer and property manager; and

WHEREAS, CommonBond Communities will be responsible for and is committed to providing the desired Real Estate Development, Property Management, and Support Services as specified in the RFQ; and

WHEREAS, CommonBond Communities will be responsible for and is committed to carrying out a robust neighborhood engagement process including the alder, relevant neighborhood association(s), neighborhood residents and other interested parties to begin immediately upon site selection; and

WHEREAS, CommonBond Communities will submit a capital budget and operating proforma on or about September 15, 2016 for the Community Development Division to use in conducting a financial analysis to determine any City capital subsidy commitment that may be necessary and available for the proposed development;

NOW THEREFORE BE IT RESOLVED that subject to negotiation and approval of definitive agreements, the Mayor and the Council approve the selection of CommonBond Communities for the provision of development and property management relating to the development , financing, and operation of housing for seniors.

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 .