



Legislation Details (With Text)

**File #:** 35544      **Version:** 1      **Name:** RFQ - Permanent Supportive Housing  
**Type:** Resolution      **Status:** Passed  
**File created:** 9/11/2014      **In control:** COMMUNITY DEVELOPMENT AUTHORITY  
**On agenda:** 10/7/2014      **Final action:** 10/21/2014  
**Enactment date:** 10/22/2014      **Enactment #:** RES-14-00774

**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 families.

**Sponsors:** Chris Schmidt, Marsha A. Rummel

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
10/21/2014	1	COMMON COUNCIL	Adopt	Pass
10/7/2014	1	COMMON COUNCIL	Referred	
10/2/2014	1	COMMUNITY DEVELOPMENT AUTHORITY	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
9/16/2014	1	COMMON COUNCIL	Referred	
9/11/2014	1	Economic Development Division	Referred for Introduction	

**Fiscal Note**

No appropriation is required to issue and consider an RFQ. The 2015 Executive Capital Budget includes funding for Permanent Supportive Housing and Affordable Housing development projects within the budget of the Planning and Community and Economic Development agency. The proposed projects and associated funding are subject to further Common Council approval before any expenditures are made.

**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 families.

**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 2014 capital budget includes a commitment to develop 100 units of housing with case management and supportive services (“Permanent Supportive Housing”) in two phases; 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 single adults; and

WHEREAS, in June of 2014 the Housing Strategy Committee submitted the Affordable Housing Market Report, which recommended the creation of a second phase of Permanent Supportive Housing and identified families as a significant portion of our homeless population; 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 2015; and

WHEREAS, the Mayor's proposed 2015 capital budget includes a commitment to develop two phases of Permanent Supportive Housing and creates an Affordable Housing Fund to provide ongoing support for Low Income Housing Tax Credit development; 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 second 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 second 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 families and experience applying for, receiving and selling Affordable Housing Tax Credits for the development of housing for homeless families.
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 second 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.