



## Legislation Text

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**File #:** 17496, **Version:** 1

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### **Fiscal Note**

The 2010 PCED Adopted Capital Budget provides funding of \$100,000 (Project No. 3, "CDA Redevelopment: Truax Park Apartments", Account No. 810659) to support efforts relating to the financial feasibility of Phase 2 of the redevelopment. No additional appropriation is required.

### **Title**

Authorizing the CDA to release a Request for Proposal (RFP) for assistance in the preparation of a HOPE VI or Choice Neighborhoods Initiative application related to the Truax Park Apartments (Project WI3-8), the Wright Street Townhomes (Project WI3-1A) and Webb-Rethke Apartments (Project W13-1B) Low Rent Public Housing as part of Phase 2 of the Truax Park Apartments Redevelopment.

### **Body**

WHEREAS, the Community Development Authority (CDA) established the Long-Range Planning Subcommittee and Truax Ad Hoc Master Planning Subcommittee to make recommendations on the future of Public Housing in general, and the Truax Park and Wright Street Townhomes (hereafter referred to as Truax Park), respectively; and

WHEREAS, the CDA solicited proposals through a Request for Proposals (RFP) process to secure the services of a consultant to assist in the preparation of a Truax Park Apartments Master Plan and Site Development Study for Truax Park; and

WHEREAS, the CDA hired JJR Inc.'s, Chicago office, due to their substantial Public Housing Master Planning experience, to handle the process; and

WHEREAS, the CDA Public Housing Long-Range Planning Subcommittee guided the preparation of the Truax Park Master Plan and Site Development Study with input from the Truax Ad Hoc Master Planning Subcommittee, comprised of Public Housing residents, a representative of the Madison Area Technical College, the local Alder, the Mayor's Office, and CDA representatives; and

WHEREAS, the CDA solicited the input of local neighborhood associations, the business community and other interested stakeholders to inform and involve them; and

WHEREAS, the Truax Park Apartments Master Plan and Site Development Study priority issues include:

- 1) For the first time in almost 40 years, the construction of new Public Housing.
  - 2) The major renovation of existing Public Housing.
  - 3) The construction of additional affordable housing to be economically integrated into this neighborhood;
- and

WHEREAS, the major concerns of the Public Housing residents include:

- 1) No loss of Public Housing.
- 2) No temporary displacement of residents.
- 3) No cost increases to residents are accomplished in the Master Plan; and

WHEREAS, the Truax Park Apartments Master Plan and Site Development Study provides further detail for:

- 1) Improving pedestrian and bicycle safety.

- 2) Further integrating Public Housing into the larger neighborhood through improved design and land use; and

WHEREAS, on May 8, 2008, the CDA adopted Resolution No. 2803 which adopted the Truax Park Apartments Master Plan and Site Development Study; and

WHEREAS, the Truax Park Apartments Master Plan and Site Development Study recommendations were further reviewed by various City Department/Agencies and other appropriate City Boards and Commissions with recommendations to examine further connectivity to the neighborhood (Transportation) and develop a storm water plan (Engineering); and

WHEREAS, the City of Madison Common Council adopted a Resolution on March 31, 2009 (Enactment No. RES-09-00340, Legislative File ID No. 13981) adopting the Truax Park Apartments Master Plan and Site Development Study as a supplement to the City's *Comprehensive Plan*; and

WHEREAS, a HOPE VI Pre-Feasibility Study prepared for the CDA by TCG International, LLC, a HOPE VI Consultant in December 2008, concluded that an application covering Truax Park, Wright Street Townhomes, and Webb-Rethke Apartments, as part of a comprehensive neighborhood revitalization strategy could be very competitive for either a HOPE VI or Choice Neighborhoods Initiative funding (a HUD program designed to ultimately replace HOPE VI); and

WHEREAS, the HOPE VI Pre-Feasibility Study recommended contracting with a consultant(s) familiar with HOPE VI to assist in the preparation of the application, working with CDA and City staff to submit an application in the 2010 funding rounds for either HOPE VI or Choice Neighborhoods Initiative; and

WHEREAS, HOPE VI and/or Choice Neighborhoods Initiative funding can be a substantial financial resource in helping to revitalize the public housing projects and their surrounding neighborhoods; and

WHEREAS, the timing of the release of the Notice of Funding Availability (NOFA) may be released in the first or second quarter of 2010 and the CDA needs to be in position to timely plan, and apply, for funds through HOPE VI and/or Choice Neighborhoods Initiative.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes the CDA to issue a request for proposal for preparation of a HOPE VI and/or Choice Neighborhoods Initiative application related to the Truax Park Apartments, Wright Street Townhomes, and Webb-Rethke Apartments Low Rent Public Housing redevelopment.