



Legislation Text

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Fiscal Note

The City (including the CDA) does not envision, nor has included in its operating or capital budgets, any proposed expenditures related to the operations of a Single Room Occupancy housing development. The 2014 Executive Capital Budget of the Planning and Community and Economic Development agency (PCED) does include \$300,000 in General Obligation borrowing in 2014 for planning and pre-development costs for a two-phase development of up to 100 to 110 apartments for homeless adults, and funding of \$3,900,000 in 2015/16 in anticipation of construction. Sufficient capital funding for the project is dependent upon Section 42 tax credit credits. A successful Section 42 tax credit application will require, in part, a demonstration that both a qualified project developer and project operator are part of the project in order to ensure residents are properly served. Therefore, the issuance of the RFQ is one component that may help lead to project fruition.

Title

Direct The Community Development Authority of the City of Madison (“CDA”) to draft and issue a request for qualifications (“RFQ”) for property management, case management, and supportive services relating to 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 SRO Report set forth various Scenarios for developing low cost housing with accompanying case management and supportive services; and

WHEREAS, the report identified Affordable Housing Tax Credits as a key component of financing Housing for Homeless Adults and applications for the next available round of Low Income Housing Tax Credits are due in early February 2014; and

WHEREAS, the Mayor’s proposed 2014 capital budget includes a commitment, based on the SRO study, to develop 100 to 110 efficiency apartments with case management and supportive services (“Housing for Homeless Adults”), to be built in two phases; 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 experience, resources and staffing capacity to provide the property management, case management, and supportive services necessary to operate the Housing for Homeless Adults.

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

1. Draft and issue a RFQ for property management, case management and supportive services for the first phase of Housing for Homeless Adults. The RFQ will include but not be limited to a request for experience: providing property management, case management and supportive services for 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 property management, case management, and supportive services for the first phase of Housing for Homeless Adults.