City of Madison

City of Madison
Madison, WI 53703
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Legislation Details (With Text)

File #:	53955	**Version:**	4	**Name:**	Amending the City's 2019 Operating Budget to transfer $145,000 from the Contingent Reserve to the Community Development Division authorizing a sole source contract with Tree Lane Apartments LLC, for the purpose of helping to fund service
Type:	Resolution			**Status:**	Passed
File created:	1/2/2019			**In control:**	Mayor's Office
On agenda:	3/5/2019			**Final action:**	3/5/2019
Enactment date:	3/8/2019			**Enactment #:**	RES-19-00187

Title: ALTERNATE - Amending the City's 2019 Operating Budget to transfer $165,000 $145,000 from the Contingent Reserve to the Community Development Division authorizing a sole source contract with Tree Lane Apartments LLC, for the purpose of helping to fund services designed to enhance the safety, security and well-being of residents living in and around the Tree Lane Apartments property.

Sponsors: Keith Furman, Shiva Bidar, Rebecca Kemble

Indexes:

Code sections:

Attachments: 1. Background Memo on Res# 53955 - Tree Lane Security.pdf, 2. Tree Lane Apartments LLC Non-Competitive Selection Request - CC Approval Required January 2019.pdf, 3. Statement: 2/4/19 City County Homeless Issues Committee Recommendation.pdf, 4. 53955 v1.pdf, 5. 53955 v2.pdf, 6. 53955 v3.pdf

Date	Ver.	Action By	Action	Result
3/5/2019	3	COMMON COUNCIL	Reconsider	Pass
3/5/2019	3	COMMON COUNCIL	Adopt Alternate	Pass
2/26/2019	3	COMMON COUNCIL	Adopt the Following Amendment(s)	Pass
2/26/2019	3	COMMON COUNCIL	Adopt With Amendment(s)	Fail
2/26/2019	3	COMMON COUNCIL	Adopt the Following Amendment(s)	Pass
2/5/2019	3	COMMON COUNCIL	Refer to a future Meeting to Adopt	Pass
1/14/2019	3	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Pass
1/8/2019	1	COMMON COUNCIL	Refer	Pass
1/2/2019	1	Mayor's Office	Referred for Introduction	

Fiscal Note

The proposed resolution will amend the 2019 Adopted Operating Budget to transfer ~~$165,000~~ **$145,000** from Contingent Reserve to CDD for a purchased services contract with Tree Lane Apartments LLC for security services in and around Tree Lane Apartments located at 7933 Tree Lane. Following the transfer of these funds the remaining balance in 2019 Contingent Reserve will be **$1,509,750**.

Title

ALTERNATE - Amending the City's 2019 Operating Budget to transfer ~~$165,000~~ **$145,000** from the Contingent Reserve to the Community Development Division authorizing a sole source contract with Tree Lane Apartments LLC, for the purpose of helping to fund services designed to enhance the safety, security and well-being of residents living in and around the Tree Lane Apartments property.

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Body

WHEREAS, in 2015 the City of Madison embarked on a new affordable housing initiative with the stated goal of helping to develop at least 1,000 new units of affordable rental housing, 250 of which were to be designated as permanent supportive housing for homeless persons; and,

WHEREAS, as of 2018, two City-inspired permanent supportive housing developments have been completed and are currently occupied, one (Rethke Terrace Apartments) providing 60 units of housing for homeless single adults and the other (Tree Lane Apartments) 45 units of housing for homeless families; and,

WHEREAS, Heartland Housing, in collaboration with YWCA of Madison, was selected by the City, through a Request for Qualifications process conducted in 2014, to develop, manage and provide support services to the residents of the family permanent supportive housing property; and,

WHEREAS, aided by loans from the City of Madison and Dane County, as well as federal low-income-housing tax credits secured from the Wisconsin Housing and Economic Development Authority, Heartland Housing constructed Tree Lane Apartments at 7933 Tree Lane on Madison's west side and opened the property for occupancy in June of 2018; and,

WHEREAS, the 2019 Community Development Division operating budget includes $50,000 in funding authorization for purchased services through the YWCA of Madison as the only operational support to this permanent supportive housing project; and,

WHEREAS, since its opening, the Tree Lane Apartments and surrounding area have been plagued by higher than acceptable levels of criminal activity and other disturbances that have adversely affected the safety, security and quality of life for Tree Lane Apartment residents, residents of nearby neighborhoods and adjacent businesses; and,

WHEREAS, to address this situation, the Mayor assigned Deputy Gloria Reyes to lead a response team, comprised of representatives of the City's Department of Planning, community and Economic Development; the Madison Police Department; YWCA of Madison; Heartland Housing and the private firm under contract with Heartland to provide security services at the Tree Lane property; and,

WHEREAS, the consensus of that group is that the key to the long-term success and stability of the families residing at the City's permanent supportive housing property at Tree Lane hinges on the ability to provide a higher level of support services to them than is currently available; and,

~~**WHEREAS, City staff are preparing recommendations to address support service needs, and in coming weeks, will present those recommendations in a separated resolution for consideration by the Mayor and the Common Council; and**~~

WHEREAS, the response team, working with the district alder, has also reviewed and evaluated the effectiveness of current property management practices, building access and security safeguards, staffing levels, and communication and coordination protocols with law enforcement for their impacts on the safety, security and well-being of those in and around the Tree Lane Apartments property; and,

WHEREAS, suggestions and recommendations developed through conversations with the response team and the district alder have prompted Heartland to make changes affecting building access, rules enforcement, parking restrictions, lighting, installment of security cameras, coordination with law enforcement, and staffing schedules; and,

WHEREAS, members of the response team further identified an immediate need to better monitor and manage the building's entrance and common areas in order to deter unauthorized guests and visitors, and to discourage unwanted or illegal activities in and around the property and achieve a heightened sense of safety

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and security for those living or conducting business in the area; and,

WHEREAS, on the basis of this advice, Heartland has raised its spending for on-site security staffing sufficient to support the current staffing structure of having one on-site security staff person on the property at all times; and,

WHEREAS, additional funding is needed to enable Heartland to meet the response team's recommendation for a second staff position during weekend and evening hours; and,

WHEREAS, according to the Evidence Based Practice KIT <https://store.samhsa.gov/system/files/sma10-4510-03-trainingfrontlinestaff-psh.pdf> for training frontline staff in supportive housing published by the US Department of Health and Human Services, "A positive helping relationship or therapeutic alliance is the foundation for effective Permanent Supportive Housing. The relationship that develops between you and the people you want serve is crucial to the tenants' personal success in their living situation, your success as a worker, and the success of your program."; and,

WHEREAS the best practices promoted by the US DHHS are founded on building trust and non-coercive relationships with tenants and include 24/7 access to a case manager or social worker and 24/7 front desk attendant or resident coordinator trained in trauma-informed practices; and,

WHEREAS, under MGO 4.26(4)(a) a service contract of $50,000 or more that was not competitively selected must be approved by the Common Council and must meet one of the exceptions in MGO 4.26(4)(b); and,

WHEREAS, for the reasons stated on the attached Noncompetitive Selection Request Form, Tree Lane Apartments LLC is the sole operator of the property thereby meeting the exception of MGO 4.26(4)(b)2. "the service required is available from only one person or firm.",

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves an amendment to the 2019 Adopted Operating Budget to transfer up to ~~$165,000~~ **$145,000** from the Contingent Reserve to the Community Development Division (Service: Affordable Housing) purchased services budget for the **sole** purpose of providing temporary support, **as the City's response team deems appropriate**, to Tree Lane Apartments, LLC. **to help defray costs associated with ensuring 24/7 front desk coverage** ~~that~~ **by at least one employee or staff person. This person, or persons, must be experienced in, or before beginning their responsibilities receive training in, trauma-informed practices and conflict de-escalation practices. Staff filling this position would be stationed at the property's front entrance at all times to more effectively manage and monitor access to the building, and adherence to established guest policies, in order to enhance the safety and security of tenants and visitors** for added ~~private and possibly security services~~ **front desk support** services ~~in and around Tree Lane Apartments, at 7933 Tree Lane~~; and,

BE IT FURTHER RESOLVED, that City funds shall not be used to employ or pay for the employment of armed security unless approved by the Common Council; and

BE IT ~~FURTHER~~ **FINALLY** RESOLVED, that the Common Council hereby authorizes the Mayor and the City Clerk to sign a sole source contract with Tree lane Apartments, LLC. for the purchase of the described services, ~~for the remainder of 2019~~**. The Community Development Division will submit a report to the Common Council, no later than June 4, 2019, describing the use and impact of this funding. Funding is authorized for the described use for the balance of 2019, unless the Common Council decides on or after September 3, 2019, to discontinue it.**