



Legislation Text

File #: 31765, **Version:** 1

Fiscal Note

No appropriation is required for the development, issuance, and review related to a Request for Qualifications (RFQ). Existing staff resources will be allocated to the RFQ process. The 2014 Executive Capital Budget includes in the Planning and Community and Economic Development agency funding of \$300,000 to study and begin pre-development for a single-room occupancy (SRO) development.

Title

Direct The Community Development Authority of the City of Madison ("CDA") to draft and issue a request for qualifications ("RFQ") for development services relating to the development and financing of 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 staffing capacity to provide all of the development and financing services necessary to develop the Housing for Homeless Adults 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 for the development of the first phase of Housing for Homeless Adults. The RFQ will include but not be limited to a request for experience developing, financing and operating housing for homeless adults and experience applying for, receiving and selling Affordable Housing Tax Credits for the development of 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 development and financing services for the first phase of Housing for Homeless Adults.