



## Legislation Text

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**File #:** 43550, **Version:** 2

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### Fiscal Note

Fiscal note pending.

### Title

SUBSTITUTE - Recommending the selection of Heartland Housing and Heartland Health Outreach for the provision of services relating to the development, property management, and supportive services for 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 adopted 2016 capital budget includes a commitment to develop approximately 200 units of affordable housing per year through 2020 with a portion committed to creating permanent supportive housing with case management and supportive services ("Permanent Supportive Housing") through the Affordable Housing Fund; 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 homeless single adults on Rethke Avenue; and

WHEREAS, in December of 2014 Heartland Housing was selected and approved by the Council to develop the second phase (45 units) of Permanent Supportive Housing targeting homeless families on Tree Lane; 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 2017; and

WHEREAS, on June 7, 2016 the Council passed Enacted Resolution No. RES-16-00435 directing the CDA to draft and issue a request for qualifications ("RFQ") for development services relating to the development and financing of housing for homeless adults; and

WHEREAS, the CDA issued the RFQ for development services and four organizations submitted response to the RFQ; and

WHEREAS, an adhoc committee of the CDA including members of the Community Development Block Grant Committee, the CDA, and a representative recommended by the County interviewed all of the organizations that responded to the RFQ and recommended to the CDA selection a team comprised of Heartland Housing and Heartland Health Outreach as the developer, property manager, and service provider; and

WHEREAS, Heartland Housing and Heartland Health Outreach will be responsible for and is committed to providing the desired Real Estate Development, Property Management, and Case Management services as

specified in the RFQ; and

WHEREAS, Heartland Housing and Heartland Health Outreach will be responsible for and is committed to carrying out a robust neighborhood engagement process including the alder, relevant neighborhood association(s), neighborhood residents and other interested parties to begin immediately upon site selection; and

WHEREAS, Heartland Housing and Heartland Health Outreach will be committed to adhering to the Madison/Dane County Homeless Services Consortium Written Standards' prioritized list and a Tenant Selection Plan that accommodates the intended target population; and

WHEREAS, Heartland Housing and Heartland Health Outreach will submit a capital budget and operating proforma on or about September 15, 2016 for the Community Development Division to use in conducting a financial analysis to determine any City capital subsidy commitment that may be necessary and available for the proposed development; and

WHEREAS, Heartland Housing and Heartland Health Outreach will seek any rental subsidy commitments that may be necessary and available for the proposed development;

NOW THEREFORE BE IT RESOLVED that subject to negotiation and approval of definitive agreements, the Mayor and the Council approve the selection of Heartland Housing and Heartland Health Outreach for the provision of development, property management and supportive services relating to the development, financing, and operation of housing for homeless adults.

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.