

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

**2024 RES-014**

**ACCEPTING FEDERAL FUNDS AND AWARDING A GRANT TO CINNAIRE SOLUTIONS CORPORATION FOR OPERATION AND REHABILITATION OF AFFORDABLE HOUSING DCDHS – HAA DIVISION**

The services in this resolution are funded in part with the County’s allocation of emergency rental assistance (ERA) authorized in the 2021 American Rescue Plan. Therefore, this resolution follows the format outlined in 2021 RES-013.

**Justification**

Authorizing Law: In March of 2021, the federal government authorized the \$1.9 trillion American Rescue Plan (ARP) stimulus bill authorizing additional funding to respond to and recover from the COVID-19 pandemic across multiple areas of need.

The act included \$21.5 billion in funding for Emergency Rental Assistance (ERA 2). Dane County received and, in partnership with Urban Triage, Inc., distributed \$12.5 million of that amount to support local efforts to prevent evictions and provide housing stability.

Dane County received a reallocation of an additional \$29.2 million in ERA 2 from the United States Treasury in 2022. The funds were reallocated from the State of Wisconsin’s ERA 2 allocation, and other ERA 2 communities, and granted to Dane County.

Response to the COVID-19 Pandemic: Enduring economic hardship that originated during the COVID-19 pandemic continues to impact Dane County’s households. The need to increase the number of affordable housing units in Dane County, and to preserve existing affordable housing, is key to addressing Dane County’s current housing crisis.

Two affordable housing developments, the Rethke Terrace Apartments and Tree Lane Apartments, are in the process of being sold to Cinnaire Solutions Corporation. This is the culmination of an unprecedented legal and legislative process that, once concluded, will prevent the two properties from falling into further disrepair and preserve affordable housing for its current and future tenants.

The Dane County Department of Human Services – Housing Access and Affordability Division (HAA) seeks to award a \$1,527,600 grant to Cinnaire Solutions Corporation to enable them to operate, rehabilitate, and preserve affordable housing for very low-income families at the Rethke Terrace Apartments located at 715 Rethke Ave. in Madison, WI 53714.

As a condition of the ERA 2 funding, Dane County will implement a land use restriction agreement (LURA) to preserve the affordability of the property for 20 years.

The grant term will commence upon adoption by Dane County. The grant terms will expire after this 20 year period of affordability ends.

The Dane County Department of Human Services (DCDHS) – Housing Access and Affordability Division (HAA) seeks to accept the remaining \$2,728,485.06 ERA 2 allocation provided to Dane County to support this effort.

Duplication of Funding/Existing Partnerships and Programs: The funding is not duplicative.

52 **Expected Outcomes and Data Collection**

53 Expected program outcomes include the operation, rehabilitation, and preservation of existing  
54 affordable housing at 715 Rethke Ave. in Madison, WI 53714.

55 Data collection will minimally include:

56 i. Quarterly Emergency Rental Assistance reports until ERA 2 spending period closes on  
57 September 30, 2025.

58

59 ii. Annual eviction data as required by 2015 RES-156 Sub. 1. The number of eviction  
60 actions filed, the reason for eviction, the number of eviction notices 49 issued to the  
61 tenant in the twelve (12) months preceding the eviction filing, the number of eviction  
62 judgments granted, writs executed, and/or other case resolution (e.g. vacated prior to  
63 execution of writ or allowed to stay with conditions).

64

65 **NOW, THEREFORE, BE IT RESOLVED** that the \$2,728,485.06 revenue increase be credited to  
66 the County General Fund and transferred from the General Fund to the expenditure accounts  
67 below in the DCDHS, and

68 **BE IT FURTHER RESOLVED** that account 80000 80137 COVID RENTAL ASSIT II REVENUE  
69 be increased by an appropriation of \$1,200,885.06 and that account 80000 30264 COVID  
70 RENTAL ASST II EXPENSE be increased with an appropriation of \$1,200,885.06.

71 **BE IT FURTHER RESOLVED** that the following account, 80000 80009 ERA II RETHKE  
72 TERRACE REVENUE be created and increased by an appropriation of \$1,527,600; and that  
73 account 80000 30034 ERA II RETHKE TERRACE EXPENSE be created and increased with an  
74 appropriation of \$1,527,600.

75 **BE IT FINALLY RESOVLED** that a \$1,527,600 grant be approved for Cinnaire Solutions  
76 Corporation and that the County Executive and County Clerk are hereby authorized and  
77 directed to sign the agreement on behalf of Dane County, and that the Controller is authorized  
78 to make payments:

79 <u>Vendor</u>	<u>Amendment Amount</u>
80 Cinnaire Solutions Corporation	\$1,527,600

81 **Total Expenditure: \$1,527,600**