

2016 RES-497

REDEVELOPMENT OF FORMER MESSNER PROPERTIES FOR AFFORDABLE RENTAL HOUSING FOR FAMILIES

In late 2015, Dane County purchased three parcels of property at or near 1326 E. Washington Avenue in the City of Madison for potential use as a comprehensive day resource center to serve persons experiencing homelessness. In 2016, Dane County purchased property at 615 E. Washington Ave., a site closer to downtown shelter and services, and secured a conditional use permit to operate the day resource center at that location. The parcels of property at and near 1326 E. Washington Ave. are now available for redevelopment for another purpose.

The 2015 Dane County Housing Needs Assessment identified a significant affordable housing shortage in Dane County, requiring the creation of tens of thousands of new units over the next 25 years and significant rent burdens for low income households. The most serious housing barriers exist for those at or below 30% of County Median Income (CMI) which the U.S. Department of Housing and Urban Development identifies as "extremely low income".

The lack of affordable housing has a direct impact on the well-being and educational achievement of children in Dane County. In the 2015-2016 school year, the Madison Metropolitan School District identified over 1300 homeless school children and 1100 students have already been identified in the 2016-2017 school year. A disproportionate number of homeless students are students of color.

In 2015, Dane County established an affordable housing development fund to dedicate capital funding to address our affordable housing shortage. Each year, Dane County has partnered with the City of Madison on a joint project of permanent supportive housing and continues to collaborate with the City of Madison and the Homeless Services Consortium of Dane County on the Zero Initiative which seeks to end homelessness for 400 families by 2017. Creating new housing units targeted to homeless families is key to achieving our goal to end family homelessness.

NOW THEREFORE BE IT RESOLVED that Dane County designate its property at and near 1326 E. Washington Ave., Madison, WI for a development project that includes mixed income residential rental housing, including affordable rental housing for very low income (below 50% county median income) and extremely low income families (below 30% county median income).

BE IT FURTHER RESOLVED that Dane County shall not operate the residential rental housing, but will select an operator through a request for proposals (RFP).

BE IT FURTHER RESOLVED that Dane County shall hold a public meeting in the Tenney Lapham neighborhood for gathering community input to guide the drafting of the RFP for the housing development project.

BE IT FURTHER RESOLVED that the RFP be approved by the Personnel & Finance Committee prior to its issuance.

47 BE IT FURTHER RESOLVED that a RFP for a housing project developer partner be issued in
48 2017.

49
50 BE IT FURTHER RESOLVED that Dane County Affordable Housing Development funds be
51 made available for the development of this project.

52
53 BE IT FURTHER RESOLVED that the County shall seek to partner with the City of Madison on
54 this development project.

55
56 BE IT FURTHER RESOLVED that the RFP evaluation team include the following: a
57 representative from the Tenney Lapham Neighborhood Association, City of Madison Community
58 Development Staff, Dane County Affordable Housing Development Fund Staff, District 2 City
59 Alder, and the District 2 County Supervisor; and

60
61 BE IT FINALLY RESOLVED that the award of the RFP shall require County Board approval.

62