

1 SUB 2 TO 2016 RES-497

2 REDEVELOPMENT OF FORMER MESSNER PROPERTIES FOR AFFORDABLE RENTAL
3 HOUSING FOR FAMILIES
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5 In late 2015, Dane County purchased three parcels of property at or near 1326 E. Washington
6 Avenue in the City of Madison for potential use as a comprehensive day resource center to
7 serve persons experiencing homelessness. In 2016, Dane County purchased property at 615
8 E. Washington Ave., a site closer to downtown shelter and services, and secured a conditional
9 use permit to operate the day resource center at that location. The parcels of property at and
10 near 1326 E. Washington Ave. are now available for redevelopment for another purpose.
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12 The 2015 Dane County Housing Needs Assessment identified a significant affordable housing
13 shortage in Dane County, requiring the creation of tens of thousands of new units over the next
14 25 years and significant rent burdens for low income households. The most serious housing
15 barriers exist for those at or below 30% of County Median Income (CMI) which the U.S.
16 Department of Housing and Urban Development identifies as "extremely low income".
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18 The lack of affordable housing has a direct impact on the well-being and educational
19 achievement of children in Dane County. In the 2015-2016 school year, the Madison
20 Metropolitan School District identified over 1300 homeless school children and 1100 students
21 have already been identified in the 2016-2017 school year. A disproportionate number of
22 homeless students are students of color.
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24 In 2015, Dane County established an affordable housing development fund to dedicate capital
25 funding to address our affordable housing shortage. Each year, Dane County has partnered
26 with the City of Madison on a joint project of permanent supportive housing and continues to
27 collaborate with the City of Madison and the Homeless Services Consortium of Dane County on
28 the Zero Initiative which seeks to end homelessness for 400 families by 2017. Creating new
29 housing units targeted to homeless families is key to achieving our goal to end family
30 homelessness.
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32 NOW THEREFORE BE IT RESOLVED that Dane County designate its property at and near
33 1326 E. Washington Ave., Madison, WI for a development project that includes mixed income
34 residential rental housing, including affordable rental housing for very low income (below 50%
35 county median income) and extremely low income families (below 30% county median income).
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37 BE IT FURTHER RESOLVED that Dane County shall not operate the residential rental housing,
38 but will select an operator through a request for proposals (RFP) to provide affordable housing
39 through purchase and development of the property or through a long-term lease.
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41 BE IT FURTHER RESOLVED that Dane County shall hold a public meeting in the Tenney
42 Lapham neighborhood for gathering community input prior to the drafting of the RFP for the
43 housing development project. A summary of input from this meeting shall be publicly available
44 and the recommendations from the Community Meeting on the Redevelopment of the Messner
45 property would also be placed on an agenda of the Health and Human Needs and the
46 Personnel and Finance Committee for public comment and committee discussion and potential
47 recommendations.

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BE IT FURTHER RESOLVED that the County Board recommends that, in the event the County is approached by or on behalf of a party that expresses interest in exchanging the Messner site for an alternative site in the near East Washington Corridor (between Blair and 1st St.), such alternative site will be evaluated for development under a County issued RFP for affordable housing development. Any such evaluation of the feasibility of other available sites will be provided to Health and Human Needs and Personnel and Finance prior to the issuance of the RFP.

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

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

BE IT FURTHER RESOLVED that the County shall seek to partner with the City of Madison on this development project and any proposed development must go through the City development review process.

BE IT FURTHER RESOLVED that the County Board recommends County staff consult with City planning and development staff when drafting the RFP if the City is interested in working with the County early in the planning and development process.

BE IT FURTHER RESOLVED that the Board recommends that the RFP evaluation team include the following: one representative from the Tenney Lapham Neighborhood Association, a City of Madison representative as designated by the Mayor, Dane County Affordable Housing Development Fund Staff, and the District 2 County Supervisor; and

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