

Please attach separate page with the information requested if there is not enough space.

1. Is tenant income reviewed through self-certification or 24 CFR Part 5 Review?

Yes, each of our residents completes an intake form upon applying for housing in one of our sober-living apartments. The majority of our residents work for minimum wage or receive housing benefits. We collect this information for our own outcomes reports.

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2. Please describe, in detail, the proposed scope of the rehab project for each address. Please illustrate each cost by line item (see example below)

Example:

Address 1 – Upgrade exterior lighting - \$5,000

Address 2 – Replace building entry door and awning - \$10,000

All rehab will be conducted at the Nehemiah-owned apartments at 3718 West Karstens, Madison WI 53704 and the intent is to improve living conditions for safety and functionality. We are not proposing any cosmetic improvements. The housing is part of our [Justice & Reentry Program](#).

Throughout building (\$2,500)

- All outlets need to be replaced with GFCI outlets.
- Hallway flooring needs to be put down in units that have exposed asbestos tile
- Entrance stairs and carpet need to be replaced with non-carpeted, mold-resistant material
- Ensure handicap accessible entrance for two floor level apartments

Outside property (\$6,500)

- Driveway blacktop crumbling, becoming safety hazard and should be rebuilt with concrete vs blacktop (500 square feet = \$4,000)
- Rebuild entrance overhang (\$1,000)
- Ensure handicapped accessibility for entrance (\$1,500)

Kitchens & Bathrooms (\$16,000)

Estimate for kitchen and bathroom work in all four units @ approximately \$4,000 each = approximately \$16,000

Description: All (4) bathrooms need complete overhaul due to unsanitary conditions, possibility of mold, and hard water / poor plumbing. All kitchens need new cabinets for safety and functionality. All prices below are estimates based on the current market rate for Madison, WI 53704.

- \$230 small size sink with vanity
- \$33 Bathroom sink faucet
- \$665 one piece shower / tub combo
- \$100 3-piece tub spout, faucet handle, and shower head
- \$165 mirror with medicine cabinet
- \$40 3-piece towel and toilet paper bar set
- \$105 floor tile
- \$109 toilet with water saving feature that includes seat and interior parts
- \$80 vanity light
- \$2,000 Kitchen cabinets (not for aesthetics but for functionality and safety)
- Paint from ReStore (\$20/gallon)

LABOR \$8,000

This is a rough estimate of labor based on \$80/hour x 100 hours (this is an estimate / allowance based on previous work done - no specific estimate has been solicited yet.)

Relocation Costs (\$1,600)

Eight individuals for two nights/each @ \$100/night

TOTAL ESTIMATE (\$34,600 plus contingencies for increased estimate based on specific contractor and material costs) = \$36,000

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3. Will the project require relocating tenants during construction/rehab work?

Yes

If yes, please set up a meeting with CDD to discuss Uniformed Relocation Act costs prior to submitting the application (CINH grant funds can be used to cover some relocation costs).

4. Are at least 5% of its units in the development accessible to and usable by individuals with disabilities?

No. Not currently - but this will be part of the construction work so that the first floor units will be accessible and usable by individuals with disabilities - making 50% of overall units accessible.

5. If no, after project completion, will at least 5% of the units be accessible to and usable by individuals with disabilities?

Yes

6. PROJECT TIMELINE

Description	Projected Dates (Mo/Yr)
Rehabilitation Bid Publishing	10/2024
Rehabilitation Start	1/2025
Rehabilitation Completion	No later than 7/2025

7. SOURCES AND USES OF FUNDS

This is a statement of how much money is required to complete the project, its source, and how it will be used. By definition, sources must equal uses.

SOURCES OF FUNDS	Amount	Source: Lender, Grantor, etc.
First Mortgage Loan:		
Subordinate Loan:		

City Financing Requested:	\$36,000	
Project Equity (own funds):		
Other:	As needed	In-kind and charitable donations to supplement funding not received by this housing grant
TOTAL SOURCES:	\$36,000	

USES OF FUNDS	Amount	Source
Renovations/improvements (existing building):	\$34,400	CINH
Relocation Costs:	\$1,600	CINH
Other:		
TOTAL USES:	\$36,000	

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ALL APPLICATIONS:

- Funded applicants are responsible for complying with all of the terms and conditions outlined in the CINH Program Guidelines.
- Applications to the Capital Improvements for Non-profit Housing Program will be considered on a first-come, first-served basis.
- Final approval of funds above \$50,000 will be awarded, via a Resolution, by the City's Common Council with recommendations from the CDBG Committee. Timeline for a commitment of funds is contingent upon committee's schedule.

APPLICATION CERTIFICATION

The Applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of the City of Madison Capital Improvements for Non-profit Housing Program and is true and complete to the best of the applicant's knowledge and belief.



Signature: Dr. Alex Gee, Founder and CEO

Date: 09/11/2024

Applications must be submitted to the Community Development Division by email:
cdd@cityofmadison.com