

**2010 STAFF REVIEW OF PROPOSALS FOR  
COMMUNITY/NEIGHBORHOOD DEVELOPMENT RESERVE FUNDS  
(Housing Development Funds, Affordable Housing Trust Funds, Facility Acquisition/Rehab Funds, Futures  
Funds)**

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1. **Project Name/Title:** Spring Street Exterior Improvements  
 2. **Agency Name:** Porchlight, Inc.  
 3. **Requested Amount:** \$20,000  
 4. **Project Type:**  New or  Continuing  
 5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:**

Objective M-2 Homeless Services. Stabilize or improve the housing situation of homeless individuals.

**6. Product/Service Description:**

Porchlight owns and operates a 24-unit transitional housing program at 1021 Spring Street (previously 112 N. Mills Street) for homeless veterans. Porchlight has partnered with Veterans Administration which assisted financially in the rehabilitation of the building and will provide a portion of the operating revenue for the project. Porchlight has completed a \$447,396 rehab at the property prior to the first veteran-tenants moving into the property at the end of 2009. Porchlight is requesting \$20,000 to complete the exterior improvements to the property. They propose the installation of an external finishing system (EIFS) over painted concrete block which will have the appearance of a stucco-finish. The product includes increase insulation (currently there is no insulation at all) making the building more comfortable for the tenants and more economical to operate. The product will also enhance the exterior of the building and the neighborhood. Pictures are included that show the present condition and a portion of the building where the cladding has already been installed.

**7. Anticipated Accomplishments (Numbers/Type/Outcome):**

Create a comfortable living environment for 30 individuals annually and make a exterior improvement that will not only benefit the tenants but the surrounding neighborhood.

**8. Staff Review:**

This project is eligible for ESG funds. In addition to the \$240,630 grant from the Veteran's Administration, Porchlight has raised the balance of the \$422,330 construction budget from smaller grants, fundraisers and local foundations. ESG funds require a one-for-match that Porchlight will be able to provide. Porchlight will be required to agree to operate the property as transitional housing for a period no less than three years. They have requested that the Framework be waived so that ESG funds be provided in the form of a five-year forgivable loan rather than a deferred loan. The project meets two CDBG Office goals of providing affordable housing for homeless as well as making physical improvements to the building and positively impacting the surrounding neighborhood.

**Total Cost/Total Beneficiaries Equals: \$447,396 / 30 = \$14,913**

**CD Office Funds/CD-Eligible Beneficiaries Equals: \$20,000 / 30 = \$667**

**CD Office Funds as Percentage of Total Budget: 5%**

**9. Staff recommendation:**

Staff recommends the Committee approve the request of \$20,000 in the form of a deferred loan.

| <b>Technical and Regulatory Issues</b>   | <b>Project information</b> |
|--|----------------------------|
| Within unit, capital, mortgage limits    | Yes                        |
| Within Subsidy layering limits/ analysis | NA                         |
| Environmental Review issues              | None anticipated           |
| Eligible project                         | Yes                        |
| Conflict of interest                     | No                         |
| Church/State issues                      | No                         |
| Accessibility of program                 | Yes                        |
| Accessibility of structure               | 2 units                    |
| Lead-based paint issues                  | None                       |
| Relocation/displacement                  | No                         |
| Zoning restrictions                      | No                         |
| Fair Labor Standards                     | No                         |
| Vulnerable populations                   | No                         |
| Matching Requirement                     | Yes, one for one           |
| Period of Affordability for HOME funds   | NA                         |
| Site and neighborhood Standards          | NA                         |
| Supplanting issues                       | NA                         |
| Living wage issues                       | NA                         |
| B.A.D. building process                  | NA                         |
| MBE goal                                 | NA                         |
| Aldermanic/neighborhood communication    | No issues                  |
| Management issues:                       | None                       |