

**2008 STAFF REVIEW OF PROPOSALS FOR
COMMUNITY/NEIGHBORHOOD DEVELOPMENT RESERVE FUNDS
(Housing Development Funds, Affordable Housing Trust Funds, Facility Acquisition/Rehab Funds, Futures
Funds)**

1. **Project Name/Title:** Revision of Rental Contract Terms
2. **Agency Name:** Movin' out, Inc.
3. **Requested Amount:** \$0 (No additional dollars)
4. **Project Type:** New or X Continuing

5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:**

Objective D: Rental Housing: Expand the number of affordable housing rental units and/or improve the quality and/or diversity of units available to lower income individuals throughout the community.

6. **Product/Service Description:**

Movin' Out provides affordable rental housing for low income people with disabilities.

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

Provide 5 units of affordable rental housing to people with disabilities. One of the five units has been completed to date.

8. **Staff Review:**

MOI is under contract to ACQUIRE five units of housing and convert them to affordable rental housing for people with disabilities. They would like the option of using some of the remaining funds for rehab. and for construction of new units as circumstances arise.

MOI owns one unit of rental housing at 402 North Lawn Ave. They are investigating the feasibility of adding a second two or three bedroom rental unit on this large lot. MOI would like to use HOME funds to assist with any construction. Revising the existing contract would allow them to use the funds in this situation and any others that may arise.

Total Cost/Total Beneficiaries Equals:	280,000/5 = \$56,000
CD Office Funds/CD-Eligible Beneficiaries Equals:	\$56,000
CD Office Funds as Percentage of Total Budget:	Will vary by project

9. **Staff recommendation:**

Approve an amendment to the existing contract that will allow Movin' Out, Inc. to use HOME funds for rehab. and construction in addition to acquisition.

Technical and Regulatory Issues	Project information
Within unit, capital, mortgage limits	Must be investigated with each property
Within Subsidy layering limits/ analysis	Must be investigated with each property
Environmental Review issues	To be Determined
Eligible project	Yes
Conflict of interest	No
Church/State issues	No
Accessibility of program	Yes
Accessibility of structure	To be determined
Lead-based paint issues	To be determined
Relocation/displacement	No
Zoning restrictions	To be determined
Fair Labor Standards	No
Vulnerable populations	Yes
Matching Requirement	Yes
Period of Affordability for HOME funds	15 Years for rehab., 20 years for new construction
Site and neighborhood Standards	To be determined
IZ Enhancement Benefits or issues	No
Supplanting issues	No
Living wage issues	No
B.A.D. building process	No
MBE goal	No
Aldermanic/neighborhood communication	Must be investigated with each property
Management issues:	No