

**PROPOSAL REVIEW: Individual Staff Review for 2011-2012
For Community Resources Proposals to be Submitted to the
CDBG Committee**

1. **Program Name:** Fair Housing Services
2. **Agency Name:** Metropolitan Milwaukee Fair Housing Council
3. **Requested Amounts:** 2011: \$40,000
2012: \$40,000 **Prior Year Level: \$38,900**
4. **Project Type:** New Continuing
5. **Framework Plan Objective Most Directly Addressed by Proposed by Activity:**

<input type="checkbox"/> A. Housing – Owner – occupied housing	<input type="checkbox"/> J. Improvement of services to homeless and special populations
<input type="checkbox"/> B. Housing – Housing for homebuyers	<input checked="" type="checkbox"/> X. Access to Resources
<input type="checkbox"/> D. Housing – Rental housing	<input type="checkbox"/> K. Physical improvement of community service facilities
<input type="checkbox"/> E. Business development and job creation	
<input type="checkbox"/> F. Economic development of small businesses	
<input type="checkbox"/> L. Revitalization of strategic areas	
6. **Anticipated Accomplishments (Proposed Service Goals)**

Provide direct fair housing services to 400 individuals.
Accomplishments negotiated with MMFHC contracts in 2010 include:

 - conduct 3 workshops on fair housing laws and practices for rental housing owners and property managers, and
 - conduct 18 combined investigations by trained volunteers who present themselves as prospective tenants as a result of formal complaints or systemic tests targets to be determined by staff.
7. **To what extent does the proposal meet the Objectives of the Community Development Program Goals and Priorities for 2011-2012?**

Staff Comments: Outcome objective X. Expansion of individual choice and access to housing resources and employment and training opportunities. MMFHC activities, through the Fair Housing Council of Greater Madison provides information to individuals and groups, both property owners/managers and tenants, to provide information on fair housing laws and regulations to increase housing choices meeting the CD objective.
8. **To what extent is the proposed program design and work plan sufficiently detailed to demonstrate the ability to result in a positive impact on the need or problem identified?**

Staff Comments: MMFHC has a structure in place to respond to complaints by individuals alleging discrimination on the basis of protective class. MMFHC utilizes 25 trained volunteers to pose as interested tenants in order to further test the fair housing complaint. MMFHC has contracted with the CDBG Office for the past several years to provide a series of workshops for rental property owners and managers that provide housing for many low-moderate income households.
9. **To what extent does the proposal include objectives that are realistic and measurable and are likely to be achieved within the proposed timeline?**

Staff Comments: MMFHC's application unfortunately did not show all of the text for program goals. Based on past CDBG Office experience, it is expected that staff and MMFHC will be able to agree to similar goals as in previous year's contracts (as detailed in #6 above).
10. **To what extent do the agency, staff and/or Board experience, qualifications, past performance and capacity indicate probable success of the proposal?**

Staff Comments: MMFHC, through the Fair Housing Council of Greater Madison, is the only non-profit agency devoted entirely to providing fair housing education and one-on-one counseling. Significant efforts are made to recruit and train volunteer "testers".
11. **To what extent is the agency's proposed budget reasonable and realistic, able to leverage additional resources, and demonstrate sound fiscal planning and management?**

Staff Comments: Budget would appear reasonable.
12. **To what extent does the agency's proposal demonstrate efforts and success at securing a diverse array of support, including volunteers, in-kind support and securing partnerships with agencies and community groups?**

Staff Comments: The mission of MMFHC is to provide services to those who are underserved and vulnerable to the effects of housing discrimination.

13. To what extent does the applicant propose services that are accessible and appropriate to the needs of low income individuals, culturally diverse populations and/or populations with specific language barriers and/or physical or mental disabilities?

Staff Comments: Services are individualized depending on the circumstances that precipitated the contact. Technical assistance and counseling are geared to the needs of the complainant.

14. To what extent does the proposal meet the technical and regulatory requirements and unit cost limits as applicable? To what extent is there clear and precise proposal information to determine eligibility?

Staff Comments: Costs appear to be reasonable; MMFHC has experience working with federal rules and regulations regarding fair housing, as well as contracting with federal agencies.

15. To what extent is the site identified for the proposed project appropriate in terms of minimizing negative environmental issues, relocation and neighborhood or public concerns?

Staff Comments: The Fair Housing Council of Greater Madison is located centrally in Madison and accessible by telephone. Staff will make accommodations as necessary for those who are limited English Proficiency, physically handicapped, etc.

16. Other comments:

Questions:

17. Staff Recommendation

- Not recommended for consideration
 - Recommend for consideration
 - Recommend with Qualifications
- Suggested Qualifications: