

Staff Comments: One of the units is currently accessible for physically handicapped. Goodwill hires staff who are able to work with diverse populations.

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: Goodwill receives a significant amount of public funding and is familiar with the accompanying federal regulations.

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: Proposal is to make improvements to existing property at 301 N. Third Street in Madison. Goodwill has operated at this site for several years.

16. Other comments:

Project would be eligible for funding through CDBG Office funds; specific eligibility requirements regarding rent and tenant income would be tied to specific federal or local funding source. Use of CDBG funds would require that the appliances (and air conditioners if not part of a central system) be counted as part of the 15% public services cap. Project is eligible to receive HOME funds except for the purchase of appliances which are not an eligible cost. Project is not eligible for Affordable Housing Trust Fund money as the ordinance is currently written; however, if the current draft was passed, it would likely be eligible.

According to the Framework, "existing not-for-profit housing is eligible only for funds available through the Housing Development Reserve Fund". The Commission could waive the Framework and consider this project as part of the summer funding process OR Goodwill's project could be considered for HOME or CDBG funding through the Reserve Fund.

Questions:

1. Proposal indicates that Goodwill is unable to contribute matching funds for this project stating that all available funds are being utilized for other major repairs like roof replacement.
2. Are these projects (e.g. roof replacement) currently or recently been done at this property?
3. Has Goodwill recently completed any other rehab projects at this property?

17. Staff Recommendation

Not recommended for consideration

Recommend for consideration

Recommend with Qualifications

Suggested Qualifications: See above "Other Comments"