

**STAFF REVIEW OF PROPOSALS FOR YEAR 2009-2010  
COMMUNITY/NEIGHBORHOOD DEVELOPMENT FUNDS**

- 1. **Project Name/Title:** Housing Mediation Program
- 2. **Agency Name:** Tenant Resource Center, Inc.
- 3. **Requested Amount:** \$13,700 2009  
\$13,700 2010 plus COLA
- 4. **Project Type:**  New  Continuing (Prior Year Level \$10,780 )
- 5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:**

- |   |   |
|---|---|
| <input type="checkbox"/> A. Housing – Owner-occupied housing              | <input type="checkbox"/> G. Strengthening Madison’s Neighborhoods – Civic places                                    |
| <input type="checkbox"/> B. Housing – Housing for homebuyers              | <input type="checkbox"/> L. Strengthening Madison’s Neighborhoods – Comprehensive revitalization                    |
| <input type="checkbox"/> D. Housing – Rental housing                      | <input checked="" type="checkbox"/> M1. Access to Community Resources – Low/moderate income persons seeking housing |
| <input type="checkbox"/> E. Business Development – Business creating jobs | <input type="checkbox"/> M2. Access to Community Resources – Homeless services                                      |
| <input type="checkbox"/> F. Business Development – Micro-business         | <input type="checkbox"/> K. Access to Community Resources – Capital facilities                                      |

**6. Product/Service Description:**

The Housing Mediation Services is provided to any tenant or landlord who contact TRC prior to an eviction being filed, as well as on-site at weekly eviction court. In addition to the City, the housing mediation services is funded through Dane County and private fund raising efforts. In 2007, 521 City of Madison residents contacted TRC regarding the mediation services. Generally one party contacts TRC to express an interest in services (most often the tenant); TRC then contacts the other party (often the landlord or property owner) to determine if they would be interested in participating in a mediation. The actual mediation is usually conducted by a trained volunteer at a convenient location to both parties – often at a library or community center. The goal of housing mediation is to prevent homelessness by reducing the number of untimely evictions.

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

- 95% of 450 participants who contacted TRC regarding a housing mediation will participate in a formal mediation (428 individuals)
- 70% of 450 participants who come to an agreement through mediation will uphold the terms of the mediated agreement (315 participants).

**Total Cost/Total Beneficiaries Equals:** \$38,458 / 450 participants = \$85

**CD Office Funds/CD-Eligible Beneficiaries Equals:** \$13,700 / 450 participants = \$30

**CD Office Funds as Percentage of Total Budget:** 36%

**8. Staff Review (content, strengths/weaknesses, issues):**

The 2008 budget amount and 2009 proposed amount are listed incorrectly on the second page of the application summary: \$19,780 should be replaced with \$10,780 and \$23,700 should be replaced with \$13,700. The difference should be moved to “Other Govt” as it reflects other funds that TRC receives from the CDBG Office, but are not part of this application.

TRC is requested an increase of \$2,920 due to funding losses from other sources. The increase in funding will maintain the current level of services without further reductions.

The CDBG Office has had a long relationship with TRC, also funding the housing mediation program with ESG funds from a WI Bureau of Supportive Housing grant. To avoid conflict of interest issues in funding a non-profit with city funds where the Executive Director is an elected city official, the CDBG Office works directly with the Program Manager who is authorized by their Board to negotiate on the agency’s behalf.

**Date of Review:** 6/19/08

**Staff Reviewer:** Sue Wallinger

Technical and Regulatory Issues	Project information
Within unit, capital, mortgage limits	<input type="checkbox"/> yes <input type="checkbox"/> no NA
Within Subsidy layering limits	<input type="checkbox"/> yes <input type="checkbox"/> no NA
Environmental Review issues	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Eligible project	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Conflict of interest	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no see comment in staff review
Church/State issues	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Accessibility of program	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Accessibility of structure	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Lead-based paint issues	<input type="checkbox"/> yes <input type="checkbox"/> no NA
Relocation/displacement	<input type="checkbox"/> yes <input type="checkbox"/> no NA
Zoning restrictions	<input type="checkbox"/> yes <input type="checkbox"/> no NA
Site and Neighborhood Standard/Issues	<input type="checkbox"/> yes <input type="checkbox"/> no NA
Inclusionary Zoning Unit: Enhancement / Benefits	<input type="checkbox"/> yes <input type="checkbox"/> no NA
Fair Labor Standards	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Vulnerable populations	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Matching Requirement	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Period of Affordability for HOME funds	<input type="checkbox"/> yes <input type="checkbox"/> no NA
Supplanting issues	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Living wage issues	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
MBE goal	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Aldermanic/neighborhood communication	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Management issues:	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no