

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

1. **Program Name:** MACLT Acquisition Funds

2. **Agency Name:** MACLT

3. **Requested Amounts:** 2011: \$54,000
 2012: \$54,000 **Prior Year Level:** \$0.00

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 checked="" type="checkbox"/> B. Housing – Housing for homebuyers | <input 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 affordable housing by purchasing the land for eligible households when they make their first purchase transaction. MACLT will buy the land at the time of purchase to reduce the principal balance of the first mortgage. Will only purchase one property in each funding year.

7. **To what extent does the proposal meet the Objectives of the Community Development Program Goals and Priorities for 2011-2012?**

Staff Comments: Objective B-Acquisition of Housing: Increase in homeownership opportunities for low and moderate income households. This program will provide LMI households more affordable housing opportunities in City of Madison. The Land Trust model has worked successfully in the past with CDBG office funds.

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: MACLT has the documentation to separate the land and improvements at the time of ownership. They are working on a marketing plan and with area organizations that focus on first time homebuyers to find interested parties. The structure they have in place will work well with potential homebuyers.

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: MACLT is looking to do only 2 units (one each year). An advantage of this program design is MACLT is working with the household from the start to find a home rather than looking for a buyer for a specific home the program could be more appealing to homeowners. The timeline is reasonable.

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: MACLT has used CDBG funds in the past for purchase and construction of 64 units. The CDD has previously funded an acquisition program. However, they were not funded in 2010 since MACLT did not submit an application. The Executive Director is new this year but has 10 years of experience in construction applied specifically to affordable housing programs. Members of the board have a strong connection with the first time homebuyer market in Dane County.

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: A random sample of 24 MACLT homes showed an average of HOME funds into each property is \$41,482. Budget is reasonable. CDBG funds will fund 77% of the total project.

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: Will not be using any volunteers but will focus on lender and other agency cooperation to get interested homeowners.

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: Program open to any qualified household. Will encourage the use of translators and provide documentation in translated form if necessary.

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: MACLT is familiar with CDBG underwriting guidelines.

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: No sites have been identified at this time.

16. Other comments: No supplemental pages were submitted. MACLT and Common Wealth are in discussion to merge into one non-profit.

Questions:

1. Agency overview has MACLT applying for 5 new programs for 2011-2012. Agency overview of staffing indicates the Land Trust will keep only one staff member (Executive Director) to administer all of the programs. Could this be an overload of time allocation for one staff member? How would the merger with Common Wealth Development help with this issue?

2. Program Objectives list a total of two units while Program Outcome in application list 4 units for each year?

17. Staff Recommendation

Not recommended for consideration

Recommend for consideration

Recommend with Qualifications
Suggested Qualifications: