

AGENDA ITEM # _____

Copy Mailed to Aldermen _____

changed to CDBG City of Madison, Wisconsin

Commission

A RESOLUTION _____

adopting program guidelines for the Scattered Site Housing Fund and designating the CDA as the agent of the City of Madison for administering the program.

Presented November 6, 1990
Referred BOE

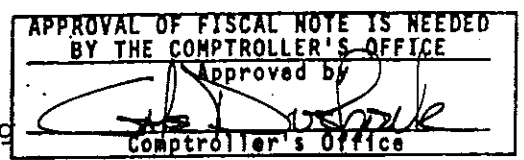
Rereferred _____

Reported Back DEC 4 1990

Adopted POF _____
Rules Susp. _____ Tabled _____
Public Hearing _____

Drafted by: Hickory R. Hurie
Date: October 15, 1990

Fiscal Note: The 1990 Capital Budget includes \$100,000 of borrowed funds for program assistance. The CDBG Office within the Department of Planning and Development will administer the program on behalf of the CDA.



RESOLUTION NO. 47,360
I D NUMBER 8161

SPONSORS: Aids. Miley and Szwaja (at the request of the Community Development Authority)

PREAMBLE

WHEREAS, the Common Council adopted the Scattered Site Housing Acquisition Fund in the amount of \$100,000 in the 1990 Capital Budget, and

WHEREAS, the Common Council finds that there currently exists a need to make financial and technical assistance available for non-profit organizations in order to provide additional appropriate housing opportunities for people with special housing needs such as residents of community-based residential facilities, or of transitional housing, and

WHEREAS, the Common Council finds that it is a valid purpose for the City of Madison to provide such technical and financial assistance for non-profit organizations not able to obtain such sufficient assistance from private sources, by establishing and implementing a Scattered Site Housing Fund, and

WHEREAS, the Community Development Authority has prepared a written statement of policies and procedures for administration of the Scattered Site Housing Fund, and

WHEREAS, the Common Council has reviewed the written statement of policies and procedures and finds that it is in the best

Fund hereby approved; and

c. on behalf of the Community Development Authority, to call upon any department, board, commission or agency of the City of Madison for assistance and cooperation in carrying out the Scattered Site Housing Fund;

5. That the Common Council does hereby approve an amendment to the Contract for Services, materials, and Equipment between the City of Madison and the Community Development Authority to include the Scattered Site Housing Fund.

BE IT FURTHER RESOLVED, that the Common Council does hereby authorize the Comptroller to internally borrow the amount of \$100,000 from other funds to temporarily finance the loans fund until the next permanent borrowing takes place.

APPENDIX A: GUIDELINES FOR A CITY OF MADISON/COMMUNITY
DEVELOPMENT AUTHORITY SCATTERED SITE ACQUISITION
FUND FOR SPECIAL HOUSING FACILITIES

PURPOSE OF THE FUND: The purpose of this Scattered Site Housing fund is to promote social integration of groups perceived as 'minority' by provision of assistance to non-profit groups which locate community-integrated special housing in City of Madison areas where higher land and building costs currently discourage siting of such facilities.

ELIGIBLE APPLICANTS: Applicants eligible for assistance from this fund shall be limited to non-profit agencies established under State statute (Chapter 181 or 185), which demonstrate the capacity and specific commitment to create special housing facilities, excluding however the Community Development Authority.

SPECIAL HOUSING FACILITIES DEFINED: Special housing facilities shall be defined as:

1. a supported living arrangement owned by a non-profit organization;
2. where the facility includes housing and a plan for systematic services;
3. where eligibility for residency is based on aging, physical disabilities, developmental disabilities, chronic mental illness or drug/alcohol dependencies; or
4. where residency is greater than three months but no more than 24 months, and intended to move people into more independent living arrangements.

Assistance shall be limited to buildings:

1. located within the City of Madison, within designated acquisition areas; and
2. which contain no more than seven complete living units (as defined in the IRS tax code) or seven shared living units.

TERMS OF ASSISTANCE: Qualified applicants shall be eligible for the lessor of (1) \$4,000 per bedroom or (2) 120% of the difference between the square foot value of the property to be acquired and the average square foot value of property within designated areas determined to be 'areas of concentration of special housing

of no less than a third mortgage on the assisted property, not to exceed a total loan and City assistance to value ratio of 100%.

REVOLVING FUND: The City shall establish a revolving fund for these loans which shall provide for principle repayments to be used for additional assistance, and for the fee collected to be used to offset the costs of administering the loan program.

AUTHORITY TO ISSUE LOANS AND ISSUE A SATISFACTION OF MORTGAGE: The Secretary of the Community Development Authority shall be authorized to issue loans within the budgetary limitations of this capital fund and where appropriate, a satisfaction of mortgage, upon approval of the Community Development Authority.

APPLICATION PROCESS: The City shall accept applications for assistance throughout the year, but shall reserve no less than 20% of the funds for commitments to be made during the last five months of each year. The CDA shall establish such additional procedure as necessary to assure an open, documented, and equitable process. In the case where applications exceed available funds, the CDA shall consider such additional criteria as responsiveness to community need, efficiency of the proposed project, feasibility, and code complying actions as components of the decision for assistance.

Upon receipt of an application, the CDA shall notify the elected City representative of the District of the request.