

Memorandum of Understanding

Owner: Truax Park Development, Phase 2, LLC
Service Provider Name: Porchlight, Inc.
Service Provider Address: 306 North Brooks Street
Madison, WI 53715
Project Name: Truax Park Development, Phase 2

Background: Truax Park Development, Phase II, LLC ("Owner") plans on developing forty-eight (48) affordable, new construction apartments at Truax Park ("Phase II"). The Community Development Authority of the City of Madison ("CDA") is the Managing Member of the Owner.

Forty (40) of the apartments developed will provide affordable housing for larger families and will be operated and managed by the CDA. Eight (8) of the apartments developed will provide housing for people that are homeless or are at a high risk of being homeless. The development will be financed in part with Affordable Housing Tax Credits.

The Owner and Porchlight, Inc. wish to work together on the development, management and provision of services for the eight (8) apartments that target a population with a high risk of homelessness ("Supported Housing").

With design input from Porchlight, Inc., the Owner will design, finance and construct the Supported Housing.

Porchlight will operate the Supported Housing in accordance with its mission of decreasing the Dane County homeless population by providing shelter, housing, supportive services and a sense of community in ways that empower residents and program participants to positively shape their lives. Porchlight will provide all aspects of management for the Supported Housing including but not limited to tenant screening, repair and maintenance, establishment and enforcement of rules and regulations, and provision of supportive services.

The CDA will provide rental assistance for each of the eight (8) apartments in the Supported Housing.

Scope/Description of Services to be provided: Porchlight, Inc. exists not just to provide emergency shelter and low-cost housing to the homeless, but to help people build stable, independent lives by acquiring job skills and finding permanent employment.

The type of supportive services to be provided is case management. The scope of the case management will be determined on a case-by-case basis. The case manager will complete a needs assessment on each participant to determine his or her strengths and areas of need. This assessment will be completed within one week of the participant entering the program. The case manager will then determine the frequency and duration of participant meetings. The case manager will meet with all participants at least twice per month and more often as needed. An Individual Service Plan (ISP) will be developed based on information from the assessment. The case plan will be updated every 6 months and as goals are met.

How the services will enhance independent living success and promote the dignity of residents: Because of their disabilities, all eligible participants that are not currently receiving SSI or SSDI will make application for the appropriate program. All qualified participants will also receive a referral to existing job training programs such as Porchlight's Employment and Life Skills Training program at Brooks Street and to the Division of Vocational Rehabilitation (DVR). Some participants may never be able to obtain substantial gainful employment, but with the sense of security created by permanent housing, many participants will be able to venture further emotionally and physically than ever before.

Furthermore, participants will be taught necessary daily living skills such as: money management, household management, proper nutrition and cooking skills, etc. The goal will be stable housing and supportive services for all clients and the hope will be that they will successfully improve their quality of life.

Service Provider Responsibilities:

Porchlight Inc. will employ and manage the case manager providing the services.

Sponsor/Owner Responsibilities: Provide safe sanitary and decent housing along with rent subsidies to meet the housing needs of the identified. This will allow residents a stable home that they can afford so they can concentrate on improving other areas of their lives.

Term/Duration of Commitment to Provide Services: This MOU will continue until more definitive agreements are negotiated and executed.

Funding of Services: The case manager will be paid for through monies received from tenant rents.

Frequency of Services: Case manager will provide services to tenants' bi-monthly and more often as needed.

Service Delivery: The majority of case management meetings will take place with the participant in his or her apartment. The case manager will have access to his or her own automobile. As is the rule of social work, intervention with a participant in their home environment is much preferred over intervention in an office. This will allow the case

manager to not only assess the participant but also monitor the condition of his or her dwelling. All participants will have a chronic, disabling mental illness or substance abuse problem, or a physical disability. A key indicator of how a client is doing is the condition in which he or she lives. Other case management appointments may take place in the community to access client needs. The case manager will be available to provide transportation when needed or will help clients' access public transportation that will take them to appointments.



Cost of Services to program participants: rent 30% of tenant's income

Service Provider Experience/History in Providing Services: See attached.

Marketing plan to ensure the target population can be attracted to the development: Porchlight is the largest provider of services to homeless persons in Dane County. Tenants for this program will be selected from Porchlight's waiting list for housing.

How residents will be connected with a service provider if services are not provided by the owner:
Services will be provided by Porchlight, Inc.

Signed:

<p>SERVICE PROVIDER:</p> <p>Porchlight, Inc.</p> <p>BY: <u></u></p> <p>TITLE: <u>Executive Director</u></p> <p>DATE: <u>1/30/2013</u></p>	<p>OWNER:</p> <p>Truax Park Development, Phase 2, LLC</p> <p>BY: <u>Community Development Authority of the City of Madison, Managing Member</u></p> <p>BY: <u></u></p> <p>TITLE: <u>Executive Director</u></p> <p>DATE: <u>1-31-13</u></p>
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