

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

1. **Project Name/Title:** Home Share
2. **Agency Name:** Independent Living, Inc
3. **Requested Amount:** \$15,000 2009
\$15,750 2010
4. **Project Type:** New Continuing (Prior Year Level \$ 9,471)
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 primary objective is to provide support in the home for LMI older adults to enable them to continue living in their homes, with a secondary objective to provide affordable housing options for LMI adults. The Home Share program matches older adults with individuals seeking affordable housing. In exchange for the lower-cost housing, the matched home seeker provides the elderly or disabled homeowner with general household assistance, security, and companionship. A sliding-scale user fee is charged to clients (both seekers and providers), providing and estimated \$2,750 in 2009.

Starting in 2009, Independent Living is proposing to provide a new component to the program, Home Share Plus, which provides the home sharer with more extensive, "hands-on" care from the home seeker. The additional care might include assistance bathing, morning activities and assistance getting to bed at night. The live-in home seeker will be a trained employee of Independent Living, and the home sharer would be billed for the extra services provided beyond those typically negotiated as part of the basic Home Share arrangement. The focus of the program is still to support older adults to remain in their homes through the support provided from the Home Share arrangement.

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

Home Share program proposes to serve 39 individuals in 2009, with approximately 20 matches provided.

Total Cost/Total Beneficiaries Equals: \$31,817 / 39 = \$815 per individual

CD Office Funds/CD-Eligible Beneficiaries Equals: \$15,000 / 39 = \$385 per individual

CD Office Funds as Percentage of Total Budget: 47%

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

Program design is appropriate to the established Framework objectives. And though a relatively small program, the Home Share program is well established and has a strong performance record. While the program may not be appropriate for every homeowner needing assistance in order to remain in their homes, it provides an important and creative option for many older and/or disabled homeowners needing some additional level of support to remain in their homes.

The proposed addition of the new Home Share Plus program component is an attempt to respond to growing needs and interests of elderly homeowners for greater assistance to be provided from the home seeker. The \$15,000 Comm. Development request for 2009 reflects an increase of 58% from 2008, and reflects greater costs associated with the program, particularly with anticipated costs for the new Home Share Plus component. The 2009 Home Share program proposes to serve 39 individuals in approximately 20 matches (29 for approximately 13 matches in 2008).

Date of Review: 6/18/2008

Staff Reviewer Nancy Dungan

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