

**2008 STAFF REVIEW OF PROPOSALS FOR
COMMUNITY/NEIGHBORHOOD DEVELOPMENT RESERVE FUNDS
(Housing Development Funds, Affordable Housing Trust Funds, Facility Acquisition/Rehab Funds, Futures
Funds)**

1. **Project Name/Title:** 1217 MacArthur Rd Scattered Site Funds
2. **Agency Name:** Movin' Out, Inc.
3. **Requested Amount:** \$49,200
4. **Project Type:** X New or Continuing
5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:**
Objective D: Rental Housing: Expand the number of affordable housing rental units and/or improve the quality and/or diversity of units available to lower income individuals throughout the community.
6. **Product/Service Description:**
Movin' Out provides affordable rental housing for low income people with disabilities.
7. **Anticipated Accomplishments (Numbers/Type/Outcome):**
Provide long term safe, accessible and affordable housing for two disabled individuals with incomes below 50% of AMI.
8. **Staff Review:**

MOI plans to use \$112,000 in HOME funds under their existing contract for rental housing to purchase and rehab. a duplex at 1217 MacArthur Rd. This property is located in a scattered site area making it eligible for additional local funding of up to 30% of assessed value to assist in scattering affordable housing throughout the community. MOI is asking for full scattered site funding of \$49,200.

Both units of this property are occupied by tenants who have permanent disabilities and are receiving support services from Dane County Human Services. Acquisition of the property by MOI with the additional scattered site funds will protect the tenants from permanent displacement and improve the condition and accessibility of the property.

Total Cost/Total Beneficiaries Equals:	259,564/2 = 129,782
CD Office Funds/CD-Eligible Beneficiaries Equals:	161,200/2 = 80,600
CD Office Funds as Percentage of Total Budget:	62%
9. **Staff recommendation:**
Approve \$49,200 in local scattered site funds to help MOI acquire and rehabilitate a duplex in a scattered site area at 1217 MacArthur Road.

Technical and Regulatory Issues	Project information
Within unit, capital, mortgage limits	Yes
Within Subsidy layering limits/ analysis	Yes
Environmental Review issues	TBD
Eligible project	Yes
Conflict of interest	No
Church/State issues	No
Accessibility of program	Yes
Accessibility of structure	Yes
Lead-based paint issues	TBD
Relocation/displacement	only temporary displacement during rehab.
Zoning restrictions	No
Fair Labor Standards	No
Vulnerable populations	Yes
Matching Requirement	No
Period of Affordability for HOME funds	15 years
Site and neighborhood Standards	No
IZ Enhancement Benefits or issues	No
Supplanting issues	No
Living wage issues	Yes
B.A.D. building process	No
MBE goal	Possibly during rehab.
Aldermanic/neighborhood communication	Alder supportive
Management issues:	No