

City of Madison Community Development Block Grant Office  
 Community Development Division, Department of Planning & Community & Economic Development  
**CDD-Assisted Affordable Rental Units Completed in 2012**



Non-profit Housing Provider	Project Name	HOME Assisted Units	Total Units	HOME \$	Total \$
<b>NEW CONSTRUCTION</b>					
<b>Porchlight</b>	<b>Safe Haven, PTO &amp; Affordable Housing</b>	7	48	\$313 K	\$4 M
<i>Neighborhood</i>	Nakoosa Trail (off of N. Stoughton Rd near Wal-Mart)				
<i>Target Population</i>	Homeless & formerly homeless individuals w mental illness				
<i>Size of units</i>	SROs & Efficiencies				
<i>Income Targeting (% CMI)</i>	<30% CMI				
<i>Rents</i>	Varies - \$0 for Safe Haven, 30% of income for balance of project				
<i>Other Notable Features</i>	2 Structures ◦ 14 SRO units & 34 Efficiencies (inc. 18 PTO for Homeless/AODA) Allows Safe Haven program to move from substandard building. ◦ Will operate as sober campus.				
<b>Goodwill</b>	<b>Sandra Hall (Anniversary Ln.)</b>	7	8	\$185 K	\$1.1 M
<i>Neighborhood</i>	Off E. Washington Ave (across from East Towne Mall)				
<i>Target Population</i>	Single individuals w mental illness				
<i>Size of units</i>	1 Bedroom (2 bedroom on site manager)				
<i>Income Targeting (% CMI)</i>	<30% CMI				
<i>Rents</i>	30% of Income not to exceed HOME rents				
<i>Other Notable Features</i>	HUD Section 811 w rent subsidies				
<b>ACQUISITION &amp; REHAB OF NEW UNITS</b>					
<b>Common Wealth Development</b>	<b>Jenifer Place</b>	11	12	\$629 K	\$1.94 M
<i>Neighborhood/Area</i>	Marquette (Jenifer-Cantwell-Thornton)				
<i>Target Population</i>	Single adults & families w 6 accessible units				
<i>Size of units</i>	Four 1-BRs, Four 2-BRs, Four 3-BRs				
<i>Income Targeting (% CMI)</i>	<80% CMI (w most @ <50%)				
<i>Rents</i>	Varies by size, \$723-1037				
<i>Other Notable Features</i>	Gut Rehab ◦ Lead Abatement ◦ Foreclosed Property ◦ Failed Condo Development Employed OFS Grad Crew ◦ Across from school				
<b>Housing Initiatives</b>	<b>706 Pincrest Dr.</b>	4	4	\$139 K	\$278 K
<i>Neighborhood</i>	Carpenter-Ridgeway (off E. Washington & Hwy 30)				
<i>Target Population</i>	Homeless adults & families w mental illness				
<i>Size of units</i>	Two 1-BRs, Two 2-BRs				
<i>Income Targeting (% CMI)</i>	<30% CMI				
<i>Rents</i>	30% of income (all have ShelterPlus Care or Sec. 8 rent subsidy); HOME rents \$762-\$850				
<i>Other Notable Features</i>	Lead Abatement ◦ Foreclosed Property Employed OFS Grad Crew				

< 30% CMI = extremely low income  
 31-50% CMI = very low income  
 81-80% CMI = low income

# CDD-Assisted Affordable Rental Units Completed in 2012

ACQUISITION & REHAB OF NEW UNITS (cont'd)					
<b>The Road Home</b>	<b>Housing &amp; Hope II (Balsam Rd)</b>	15	15	\$308 K	\$708 K
<i>Neighborhood</i>	Meadowood Neighborhood & Balsam-Russett NRT				
<i>Target Population</i>	Formerly homeless families w children				
<i>Size of units</i>	Renovation will include reconfigure to total of 15 2- and 3- bedroom units				
<i>Income Targeting (% CMI)</i>	<30% CMI				
<i>Rents</i>	Rent will be \$200 or 30% of income				
<i>Other Notable Features</i>	Individuals that resided in buildings at the time of purchase have been allowed to stay. ◦ In 2009, Committee invested \$308,000 in H&HI which is fully operational housing 15 families w children, providing on site support services on Vera Court.				
ACQUISITION OR REHAB OF EXISTING UNITS					
<b>Goodwill</b>	<b>Stein Apartments (N. Third St.)</b>	10	10	\$37 K	\$37 K
<i>Neighborhood</i>	Emerson East (near East High School)				
<i>Target Population</i>	Single adults w mental illness				
<i>Size of units</i>	1 Bedroom				
<i>Income Targeting (% CMI)</i>	<30% CMI				
<i>Rents</i>	30% of Income not to exceed HOME rents				
<i>Other Notable Features</i>	Units available as "next step" of independence after Goodwill operated group home				
	<b>Sunfish Court Apartments</b>	8	8	\$45 K	\$45 K
<i>Neighborhood</i>	Leopold (off Fish Hatchery Rd near Fitchburg) & Leopold NRT				
<i>Target Population</i>	Single adults w mental illness				
<i>Size of units</i>	1 Bedroom				
<i>Income Targeting (% CMI)</i>	<30% of CMI				
<i>Rents</i>	30% of Income not to exceed HOME rents				
<i>Other Notable Features</i>	Units available as "next step" of independence after Goodwill operated group home				
	<b>Elaine Meyer Apartments (Perry St.)</b>	10	10	\$18 K	\$18 K
<i>Neighborhood</i>	Burr Oaks (behind W. Badger Fire Station) & 3BCs NRT				
<i>Target Population</i>	Single adults w mental illness				
<i>Size of units</i>	1 Bedroom				
<i>Income Targeting (% CMI)</i>	<30% CMI				
<i>Rents</i>	30% of Income not to exceed HOME rents				
<i>Other Notable Features</i>	Units available as "next step" of independence after Goodwill operated group home				
<b>Movin' Out, Inc.</b>	<b>805 Troy Drive Land Acquisition</b>	1	1	\$52 K	\$143 K
<i>Neighborhood</i>	Northside (across from Vera Court)				
<i>Target Population</i>	People w disabilities				
<i>Size of units</i>	One 3-BR				
<i>Income Targeting (% CMI)</i>	<50% CMI				
<i>Rents</i>	\$738				
<i>Other Notable Features</i>	1/2 duplex deeded to agency upon homeowner's death ◦ Acquired Land from MACLT				
<b>Total Completed HOME Assisted 2012</b>		<b>73</b>	<b>116</b>	<b>\$1,726</b>	<b>\$8,269 K</b>

## CDD-Assisted Affordable Rental Units Completed in 2012

### CDBG-ASSISTED REHAB OF EXISTING UNITS

Non-profit Housing Provider	Project Name	CDBG Assisted Units	Total Units	HOME \$	Total \$
<b>Quaker Housing</b>	<b>Fisher-Taft Window Replacement</b>	64	72	\$63 K	\$81 K
<i>Activity</i>	Rehab of existing units				
<i>Neighborhood</i>	Bram's Addition & 3BC's NRT				
<i>Target Population</i>	Seniors & people w disabilities				
<i>Size of units</i>	1-BRs				
<i>Income Targeting (% CMI)</i>	LMI w almost all <30%				
<i>Rents</i>	30% of Income (Sec. 8 project-based max rent = \$633)				
<i>Other Notable Features</i>	Energy-efficient ◦ Easier to open				
<b>Total Completed CDBG Assisted 2012</b>		<b>64</b>	<b>72</b>	<b>\$63 K</b>	<b>\$81 K</b>
<b>Grand Total Completed CDD Assisted 2012</b>		<b>137</b>	<b>188</b>	<b>\$1,789</b>	<b>\$7,950 K</b>

## CDD-Assisted Affordable Rental Units Coming Soon in 2013

<b>Movin' Out, Inc.</b>	<b>Harbor House*</b>	11	11	\$200 K	\$1.6 M
<i>Neighborhood</i>	Watts Rd. near Westside Woodman's				
<i>Target Population</i>	People w disabilities				
<i>Size of units</i>	Seven 1-BRs; Four 2-BRs				
<i>Income Targeting (% CMI)</i>	<50% CMI				
<i>Rents</i>	30% of income (Sec. 811 project-based max rent = \$524-636)				
<i>Other Notable Features</i>	HUD Section 811 w rent subsidies ◦ Accessibility modifications				
	<b>2012 Rental Acq/Rehab</b>	2		\$128 K	
<b>Common Wealth Development</b>	<b>2012 Rental Acq/Rehab</b>	4		\$197 K	
	<b>2013 Southwest Rental Acq Rehab</b>	8		\$432 K	
<b>Housing Initiatives</b>	<b>Foreclosed Acq/Rehab (Pending Approval)</b>	4		\$216 K	
	<i>Minimum Planned</i>	<b>29</b>			