

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

- 1. **Project Name/Title:** Prairie Crossing Resident Services Coordinator
- 2. **Agency Name:** Project Home, Inc.
- 3. **Requested Amount:** \$12,800 2009  
\$12,800 2010
- 4. **Project Type:**  New  Continuing (Prior Year Level \$12,800 )
- 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 proposed Resident Services Coordinator position will assist current tenants of the Prairie Crossing apartments located in the Allied Dr. neighborhood who are experiencing problems that could cause them to lose their housing. Some of these tenants receive a Section 8 project-based voucher. The Coordinator will help to identify and address problems so tenants can successfully maintain their housing.

The Resident Services Coordinator will also support tenants who would otherwise not be eligible for residence at Prairie Crossing due to their credit or rental history. Once they are accepted, they will receive direct services to ensure their successful tenancy.

The Coordinator will utilize community resources to help residents address issues that are creating barriers to safe, decent and affordable housing.

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

The Resident Services Coordinator will provide services to 30 tenants. They will also support 3 tenants who would otherwise not be eligible for residence at Prairie Crossing.

**Total Cost/Total Beneficiaries Equals:** \$ 20,953 / 33 tenants = \$653

**CD Office Funds/CD-Eligible Beneficiaries Equals:** \$ 12,800 / 33 tenants = \$387

**CD Office Funds as Percentage of Total Budget:** 61%

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

Prairie Crossing is an apartment complex consisting of 46 residential units located in the Allied Dr. neighborhood. The occupancy rate is currently at 65 % which is an improvement for this complex but still low making it difficult to maintain cash flow. Prairie Crossing finds it difficult to attract and maintain residents due to the stigma of the Allied neighborhood. The resident services manager is a critical position to help support tenants in a variety of ways to improve the stability of the project.

For the past 2 years the Resident Manager position has been funded through the Emerging Neighborhood Fund. This project is no longer eligible for these funds due to the 2-year funding limit. CDBG funds cannot supplant City Funds. The project would need to be funded by City funded.

The Allied Dr. neighborhood is currently undergoing a significant redevelopment effort. It is important to maintain the stability of Prairie Crossing to support the redevelopment effort.

The Allied Task Force identified maintaining affordable housing as one of their top 3 priorities. Prairie Crossing is recognized as quality, affordable housing in the Allied neighborhood.

In the 2009-2010 Program Framework a preference is given to projects that equip individuals with the skills needed to improve housing tenure. This project falls within this goal.

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