



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Master

File Number: 22810

File ID: 22810

File Type: Resolution

Status: Passed

Version: 1

Reference:

Controlling Body: BOARD OF ESTIMATES

File Created Date : 06/10/2011

File Name: Goodwill Industries Stein Apartments 2011 Rehab

Final Action: 07/19/2011

Title: Approve use of up to \$27,707 in HOME and \$9,293 in Home Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 301 N. Third Street in the form of a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement and authorize the Mayor and City Clerk to sign any agreements required as part of this project.

Notes: Board of Estimates, Community Development Grant Block Committee

Sponsors: Shiva Bidar-Sielaff, Tim Bruer and Matthew J. Phair

Effective Date: 07/07/2011

Attachments: STAFF REVIEW Stein.pdf, Leslie email 060211.pdf, Goodwill PE Stein Apartments.pdf

Enactment Number: RES-11-00634

Author: Sue Wallinger, CDBG Office

Hearing Date:

Entered by: pstonestreet@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	CDBG Office	06/23/2011	Referred for Introduction				
	Notes: Board of Estimates, Community Development Block Grant Committee						
1	COMMON COUNCIL	07/05/2011	Referred	BOARD OF ESTIMATES		07/11/2011	
	Notes: Additional Referral: Community Development Block Grant Committee.						
1	BOARD OF ESTIMATES	07/05/2011	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE			
	Notes:						
1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	07/07/2011	Return to Lead with the Recommendation for Approval	BOARD OF ESTIMATES		07/11/2011	Pass
	Notes:						

1	BOARD OF ESTIMATES	07/11/2011	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
	Notes:			
1	COMMON COUNCIL	07/19/2011	Adopt	Pass
	Notes:			

Text of Legislative File 22810

Fiscal Note

Federal Housing reserve funds totaling \$37,000 for the project are included in the 2011 adopted operating budget of the Community Development Division. No additional appropriation is required.

Title

Approve use of up to \$27,707 in HOME and \$9,293 in Home Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 301 N. Third Street in the form of a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement and authorize the Mayor and City Clerk to sign any agreements required as part of this project.

Body

Background: Goodwill Industries of South Central Wisconsin, Inc. has been providing housing for individuals with a primary diagnosis of schizophrenia, bipolar disorder, and major depression for 30 years. Stein Apartments was built in 1988 to provide housing for chronically mentally ill individuals who meet HUD's income eligibility and has been managed by Goodwill since 1999 when it was acquired from the Mental Health Center of Dane County. The property is over 22 years old and needs repairs and replacements. The building consists of 9 one-bedroom units rented to income eligible persons with a mental illness diagnosis and 1 income eligible, on-site property supervisor who performs building maintenance and has day-to-day contact with residents. Tenancy in the building has been very stable. Support services for the tenants are provided on-site and include assistance with paying bills, completing activities of daily living, reminders of follow-up treatment recommendations, problem solving and daily support.

WHEREAS, CDBG staff and the CDBG Commission have reviewed this proposal and find that it furthers the goals expressed in the 2010-2014 Five Year Community and Neighborhood Development Plan and the 2011 Community Action Plan;

WHEREAS, the Stein Apartments are over 22 years old and need repair and this project will improve the quality of affordable rental housing for nine (9) persons with chronic mental illness and one (1) resident manager;

WHEREAS, Goodwill Industries has a solid record of responsible rental property development and housing operations for very-low income disabled persons;

NOW, THEREFORE BE IT RESOLVED that the Common Council approve up to \$27,707 in HOME and \$9,293 in Home Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 301 N. Third Street; the funds shall be a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement; and authorize the Mayor and City Clerk to sign any agreements required as part of this project.



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Master

File Number: 22810
