



August 5, 2011

Pam Rood
Grants Administrator
City of Madison CDBG Office
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53701-2985

Dear Pam:

Common Wealth Development is requesting an amendment to its Affordable Rental Housing 2011 Loan Agreement to reduce the minimum number of HOME assisted units with the 2011 contract from four to three AND combine those funds with the CWD Jenifer Street Rental Acquisition/Rehab.

Common Wealth Development received an allocation of \$432,000 for the CWD Jenifer Street Rental Acquisition to purchase and rehabilitate two vacant and abandoned buildings located at 433 Cantwell Court and 1526 Jenifer Street, directly across from Marquette Elementary School.

Common Wealth Development amended its offer to purchase to Home Savings to include the purchase of a third building on this site, 434 S. Thornton Avenue, which is directly adjacent to the two other buildings.

This amended contract will allow Common Wealth Development to create a total of 11 affordable units in the three buildings. 8 units will be available to households under 80% of Dane County Median Income and 3 units will be available to households under 50% of Dane County Median Income.

This project is a rescue of a failed condo conversion project. The outside of the buildings are in need of repair and the insides are completely gutted out. The buildings are a safety hazard and public nuisance. These properties have been the source of complaints and concern from the neighborhood. The properties are in foreclosure. Common Wealth has an accepted offer to purchase all three of properties and expects to close at the end of September.

Common Wealth Development is requesting the use of CWD Affordable Rental Housing 2011 Contract (\$197,050) for three units at 434 S. Thornton Avenue. This will fully

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fund two HOME assisted units at \$60,000 and one HOME assisted unit at almost \$53,050 instead of \$49,000 per unit (see chart below).

The remaining \$24,000 of funds would be used towards fully funding accessibility of 4 units in the other two buildings, bringing those units from being funded at \$54,000 each to \$60,000 each (see chart below).

Three HOME assisted units at 434 S. Thornton Street:

Accessible Lower Unit	\$60,000
Accessible Lower Unit	\$60,000
Upper Unit	\$53,050

Four HOME assisted units 433 Cantwell Court and 1526 Jenifer Street:

Accessible Lower Unit	\$6,000
Accessible Lower Unit	\$6,000
Accessible Lower Unit	\$6,000
Accessible Lower Unit	\$6,000

TOTAL: \$197,050

If you have any questions, please contact me at 256-3527 ext. 12. Thank you for considering our request.

Sincerely,



Marianne Morton
Executive Director
Common Wealth Development

cc: Julie Spears
Diane Eddings