

**2012 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:** Empowerment Center Accessibility Improvements
2. **Agency Name:** YWCA
3. **Requested Amount:** \$35,470
4. **Project Type:** New Continuing
5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:**
K: Community-based Facilities: Create or improve safe, accessible, energy efficient and well-maintained community and neighborhood facilities.
6. **Product/Service Description:**
YWCA Madison proposes to make comprehensive accessibility modifications to its Empowerment Center at 3101 Latham Dr. to ensure that current and future clients who have disabilities will be able to access these programs. Modifications will address accessibility of the building's entrances, reception desk, bathrooms, parking lot and signage.
7. **Anticipated Accomplishments (Numbers/Type/Outcome):**

The Empowerment Center served 661 unduplicated individuals in 2011 in the Construct-U Job Readiness Workshops and Suited for Success programs, 54 of whom (8%) identified as having a disability. YWCA staff anticipate similar or increased levels of participation in future years.

8. Staff Review:

The YWCA purchased the property at 3101 Latham Drive in 2008 for \$499,000 to serve as its Empowerment Center. At that time, the YWCA renovated this warehouse into a space for providing Employment and Training programming to low-income people in need of family supporting employment. YWCA's programs at this site include the Construct-U Job Readiness Workshops as well as Suited for Success, Girls, Inc. after-school programs, and racial justice workshops. The CDBG Office has not previously assisted the YWCA with acquisition or rehabilitation of this property.

The YWCA's client demographics demonstrate that 84% of their clients served in programs at this facility in 2011 are low to moderate income persons (\leq 80% CMI) and City of Madison residents. Approximately 8% of the 661 Employment & Training and Suited for Success clients served at the YWCA Empowerment Center identified having a disability. Projected over a five year period, approximately 270 people with disabilities would utilize this facility.

YWCA staff has been managing accessibility issues by making individualized accommodations. For example, a person needing an accessible entrance can enter through a staff entrance which is wide enough and doesn't have a lip. However, that door does not have power assistance and leads into a staff area. Therefore, a staff person must open the door and guide the person through the building to the class or meeting room. If a person came to the front door and was unable to open the door on their own, s/he would need to get the attention of a staff person by knocking, waving or calling ahead. In the front desk area, individuals with accessibility concerns can still interact with staff behind the desk but this is not at a level appropriate for a person in a wheelchair.

With the exception of the front desk, the renovations that were made after acquisition (mostly adding interior classroom walls) are ADA compliant. Based on guidance from the Board leadership managing the renovations and initial contractor, YWCA staff had believed that the building was in compliance. However, in 2011, YWCA staff conducted an accessibility self-evaluation and consulted with experienced ADA compliance architect Jim Glueck, Glueck Architects, LLC, which revealed the need to make accessibility modifications that would help better serve clients who utilize the facility.

These modifications will also help YWCA comply with federal regulations in Section 504 of the Rehabilitation Act of 1973 as well as Section 39.05 of the Madison General Ordinances regarding physical and programmatic accessibility of Federal and City funded community based organizations. Assisting agencies in making accessibility improvements is a high priority for the CDD.

YWCA has applied for \$35,470 in CDD funds which is within the CDD guidelines. CDD staff clarified the bids provided show the need for an additional \$2,500 for a third entrance for a new total project estimate of \$37,970.

The secured Loan to Value ratio based on an appraised value of \$510,000 at time of the 2008 purchase, current stated mortgage plus new CDD loan (\$492,101+\$37,970=\$530,071) would be 104%. A "letter report" from a title company would be needed in order to confirm other debt and obtain proper legal description. A new appraisal would be needed to document value. The loan-to-value must not exceed 110%.

The City has \$28,588 in the Acquisition/Rehab Reserves available to fund this project at this time. Based on project estimates being greater than funding available. CDD staff recommends that the remaining \$2,500 of funds needed be provided by transferring this amount from the Housing Reserve Fund. Currently the Housing Reserve fund has a balance of \$1,064,497. This transfer would leave a balance of \$1,061,997.

Alder Bruer has expressed support of this project.

Total Cost/Total Beneficiaries Equals:	$\$37,970/270 = \141 <i>over 5 years</i>
CD Office Funds/CD-Eligible Beneficiaries Equals:	$\$37,970/270 = \141 <i>over 5 years</i>
CD Office Funds as Percentage of Total Budget:	100%

9. Staff recommendation:

Provide up to \$37,970 of Acquisition / Rehab Reserve funds including a \$2,500 transfer from the Housing Development Fund as a deferred payment loan payable upon sale, transfer, or change in use of the property contingent on approval of necessary documents sufficient to show a loan-to-value that does not exceed 110%. The loan shall be secured by a mortgage and a promissory note. Funding will be made available for rehabilitation costs related to accessibility improvements.