



projecthome

- PROJECT A – Major Home Repair and Rehabilitation
 - PROJECT B – Minor Home Repair
 - PROJECT C – South Madison Minor Home Repair
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CITY OF MADISON- CDBG COMMISSION MEETING

- Thank you for meeting with the Project Home team
- Introduction to our team
 - Wyolanda Singleton, Intake Supervisor
 - Kendra Eppler, Finance Manager
 - Adam Weisse, Program Manager
 - Denise Matyka, Executive Director
- We have 3 separate proposals that we have submitted

PROJECT A

MAJOR HOME REPAIR AND REHABILITATION

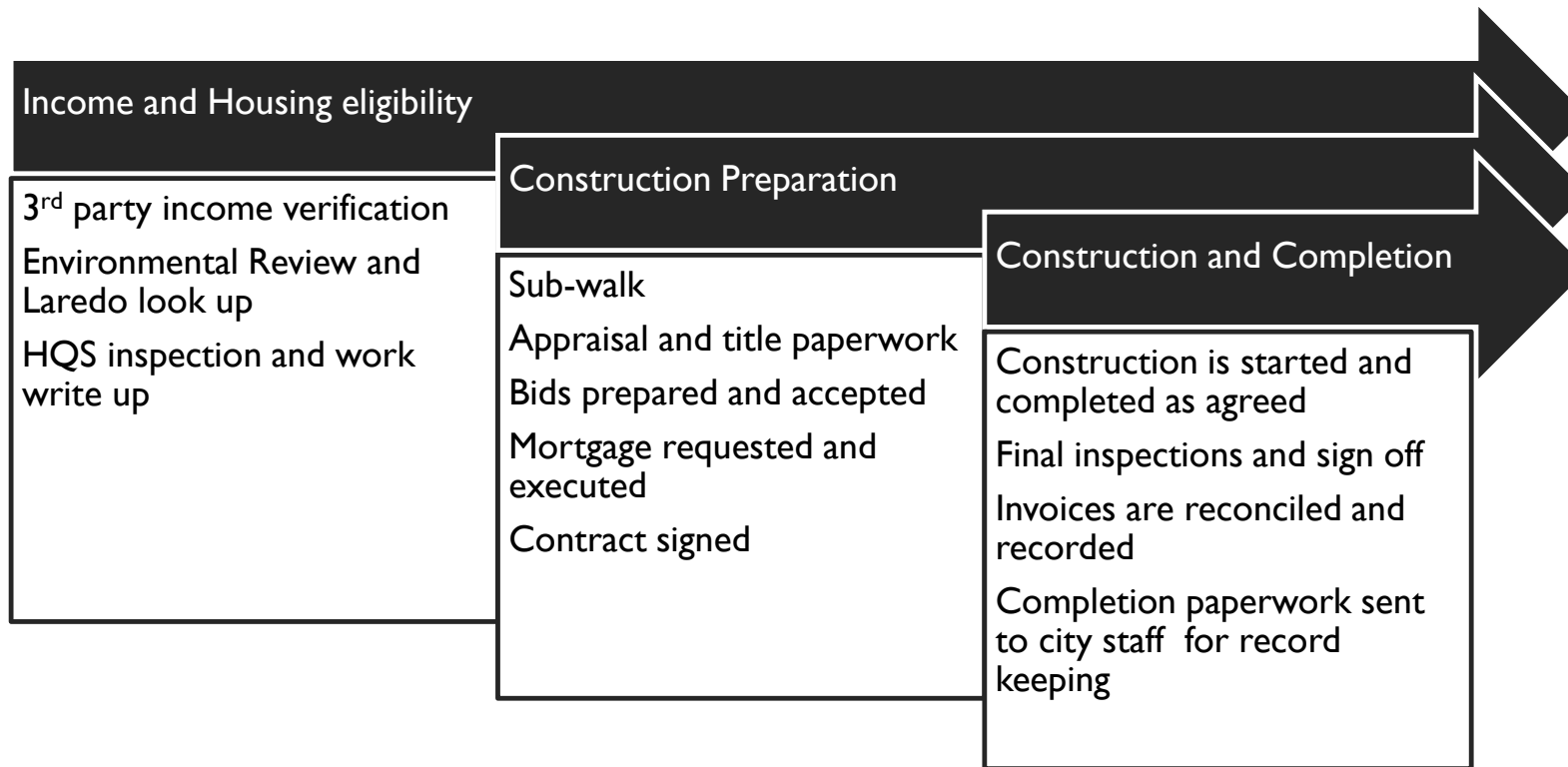
- The City currently operates a major home repair program for City homeowners. This program is called the DPL (deferred payment loan) program.
- Project Home is proposing that we would like to take on the administration and operation of this program.
- The program would keep its basic structure
 - A deferred payment loan to homeowners for major repairs up to \$25,000.
 - Following HUD requirements for allowable work, we would help preserve the housing stock for city homeowners.

PROJECT A

MAJOR HOME REPAIR AND REHABILITATION

- Project Home feels that this would be a natural fit for our organization.
- Project Home currently operates a major home repair and rehabilitation program within Dane County's Urban Consortium.
- We have been operating a major home repair program (as a deferred payment loan program) for decades. We would like to expand this service and we offer to administer this program for the City of Madison.

PROJECT A: MAJOR HOME REPAIR AND REHABILITATION



PROJECT A

MAJOR HOME REPAIR AND REHABILITATION

- We have planned in our proposal to complete 12 jobs within the year.
- We will continue to process applications even after we have 12 applicants.
- Homeowners can apply at any point throughout the year and applications will be processed.

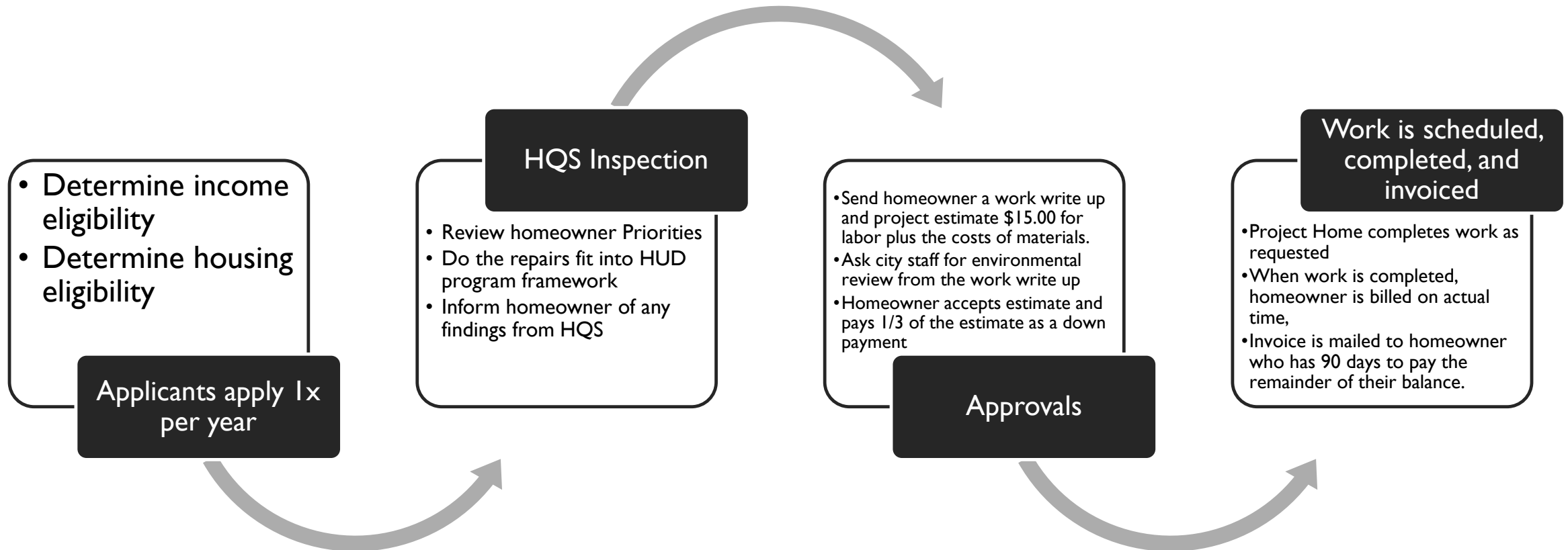


PROJECT B

MINOR HOME REPAIR

- Project Home currently operates a minor home repair program for city homeowners
- Our Minor Home Repair program operates much like a handyman service for repairs and maintenance
- Our goal is to help preserve housing stock and ensure a safe environment within the home for city homeowners

PROJECT B MINOR HOME REPAIR



PROJECT B

MINOR HOME REPAIR

- Preserving Housing stock...
 - Requires maintenance (some homeowners don't know how or can't physically perform on their homes (elderly, disabled))
 - Some repairs do require more than general knowledge (our trained professionals bring expertise to the program)
 - Housing repairs are expensive (minor home repair program subsidizes the costs to homeowners to make it affordable)
 - Requires homes that are accessible for those aging in place (PH offers those accessibility modifications)



PROJECT C SOUTH MADISON MINOR HOME REPAIR

(GRANT PROGRAM FOR ANNEXED TOWN OF MADISON HOMEOWNERS)




PH Dane County Minor Home Repair

- Income eligible homeowners can apply for minor home repairs using a grant of up to \$5,000
- Applicants can apply 1x annually for services
- All repairs are within HUD program repair guidelines
- County has a maximum lifetime borrowing limit of \$15,000

Why a Service for Annexed?

- Homeowners who WOULD HAVE BEEN eligible for this service will now become ineligible for the grant service. These homeowners will now pay for repair services if/when they can afford them.
- Mobile homes are usually not eligible for major repair programs but generally need more work than minimal repairs.
- Project Home can make a great impact with a repair service at \$5,000.
- Programs and services in South Madison are moving forward for black, brown and underserved residents (Madison Area Technical College's Goodman South campus, nonprofit One City Schools, the Urban League of Greater Madison's Black Business Hub, the Center for Black Excellence and Culture, a new Centro Hispano, and Mount Zion Baptist's Family Life Center) and these homeowners should be included in the updated neighborhood planning and improvements.

PROJECT C SOUTH MADISON MINOR HOME REPAIR



Project Home will assist low- and moderate-income homeowners with housing code related repairs and health and safety concerns in their homes. Assisted units must have a documented need for home repairs identified by an HQS (Housing Quality Standards) inspection. Necessary home repairs may include carpentry, plumbing, electrical repairs/upgrades, installation of smoke detectors/carbon monoxide alarms, furnace replacements, roof repairs/replacements, structural/concrete repairs and barrier free modifications.

Repair work for the Minor Home Repair Grant Program may be done by Project Home's own home repair staff and/or outside contractors (as much as possible we use MBE/ MBE and Section 3 contractors). The maximum benefit to the customer is \$5,000. Eligible homes must need between \$100 and \$5,000 worth of repair work. Assistance to the homeowner will be provided through a grant that does not need to be repaid.

PROJECT C

SOUTH MADISON MINOR HOME REPAIR



Thank you for your time and consideration.

It is our hope that we continue to partner with the City to support homeowners in these repair services and expand the scope of services we provide to City of Madison homeowners.

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