



## Federal Funds (HOME, CDBG, EECBG) Development 2018-2019 Application

This application form should be used for projects seeking funding from City of Madison Request for Proposals #2018-8754; Federal Funds (HOME, CDBG, EECBG) for 2018-2019 Housing Development & Capital Improvement Projects. Applications must be submitted electronically to the City of Madison Community Development Division by **noon on September 19, 2018**. Email to: [cddapplications@cityofmadison.com](mailto:cddapplications@cityofmadison.com)

### APPLICANT INFORMATION

Proposal Title:	Goodman COmmunity Center IronWorks Building Remodeling		
Amount of Funds Requested:	\$400,000	Type of Project:	<input type="checkbox"/> Housing <input checked="" type="checkbox"/> Community Facility
Name of Applicant:	Irwin A and Robert D Goodman Community Center		
Mailing Address:	149 Waubesa St. Madison, WI 53704		
Telephone:	608-241-1574	Fax:	608-241-1518
Admin Contact:	Becky Steinhoff	Email Address:	becky@goodmancenter.org
Project Contact:	Derek Kruzicki	Email Address:	derek@goodmancenter.org
Financial Contact:	Mary Smith	Email Address:	mary@goodmancenter.org
Website:	www.goodmancenter.org		
Legal Status:	<input type="checkbox"/> For-profit <input checked="" type="checkbox"/> Non-profit		
Federal EIN:	391919172	DUNS #:	825816002
Registered on SAM:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

### AFFIRMATIVE ACTION

If funded, applicant hereby agrees to comply with the City of Madison Ordinance 39.02 and file either an exemption or an affirmative action plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at <http://www.cityofmadison.com/dcr/aaFormsID.cfm>.

### LOBBYING REGULATED

Notice regarding lobbying ordinance: If you are seeking approval of a development that has over 40,000 gross square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of over \$10,000 (this includes grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance, sec. 2.40, MGO. You are required to register and report your lobbying. Please consult the City Clerk for more information. Failure to comply with the lobbying ordinance may result in fines of \$1,000 to \$5,000. Applicants may find more information on registering on the [City Clerk's website](#).

### CITY OF MADISON CONTRACTS

If funded, applicant agrees to comply with all applicable local, state and federal provisions. A sample contract that includes standard provisions may be obtained by contacting the Community Development Division at (608) 266-6520.

If funded, the City of Madison reserves the right to negotiate the final terms of a contract with the selected agency.

### SIGNATURE OF APPLICANT

Enter Name: Becky Steinhoff

By entering your initials in this box **BS** you are electronically signing your name as the submitter of the application and agree to the terms listed above.

Date: September 19, 2018

**2018 STAFF REVIEW OF PROPOSALS FOR  
COMMUNITY/NEIGHBORHOOD DEVELOPMENT RESERVE FUNDS**  
(Housing Development Funds, Affordable Housing Trust Funds, Facility Acquisition/Rehab Funds, Futures Funds)

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1. **Project Name/Title:** GCC IronWorks Renovation
2. **Agency Name:** Goodman Community Center
3. **Requested Amount:** \$400,000
4. **Project Type:**  New  Continuing

5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:**
  - Objective 3.2 Capital Improvements for Community Organizations: Create or improve safe, accessible, energy efficient and well-maintained community and neighborhood facilities.
  - CDBG National Objective: Benefit to Low and Moderate Income (LMI) Persons – Limited Clientele

6. **Product/Service Description:**

Goodman Community Center (Goodman) proposes to use CDBG funds, in part, to complete a rehabilitation project on their existing IronWorks facility located at 149 Waubesa Street, which consists of two buildings.

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

Goodman estimates that it will serve 35,000 individuals annually after its renovation project is completed. As a condition of receiving CDBG funds, Goodman is aware of the requirement that at least 51% of its beneficiaries must be low- or moderate-income, and it expects that this will continue after rehabilitation. At least 17,850 of Goodman's anticipated 35,000 beneficiaries will be low- or moderate-income. The remaining 20% of the project budget has already been secured through various private sources and from a prior capital campaign.

In an effort to increase participation by low- and moderate-income households, Goodman is planning to do targeted outreach and marketing efforts in the nearby Worthington Park neighborhood to advertise its facilities and classes

8. **Staff Review:**

Goodman Community Center currently serves several low-income households in Madison, and has received CDBG funds from the City of Madison CDD in the past, which have helped to ensure that the majority of the beneficiaries of its programming and facilities are persons earning under 80% of the Area Median Income. As part of its application, Goodman Community Center is planning to triple the size of its food pantry that is housed within the IronWorks building. With the recent closure of the Salvation Army's food pantry in the nearby Darbo neighborhood, this expanded capacity will help in providing both refrigerated and perishable food at no cost to low-income families throughout the east side. The food pantry currently provides over 44,000 pantry distributions per year, and this additional capacity will ensure that Goodman can continue to provide food to those low-income, cost-burdened households in Madison. Goodman expects the expansion to double the capacity of the food pantry and allow it to provide an additional two tons of food to residents. Additionally, the IronWorks rehabilitation will create additional multipurpose spaces and allow Goodman to expand its programming for older adults.

The City of Madison Community Development Division has funded Goodman Community Center in the past, and Goodman receives annual programming and support funding from the Office of Community Resources. The City currently has one loan of CDBG funds in an amount totaling \$2,351,596, which the City provided in 2007 for the initial acquisition and construction of the IronWorks facility. The additional \$400,000 in CDBG funds would bring the loan-to-value ratio for the property to approximately 37%, using the property's current appraised value.

Goodman serves a vital role on Madison's east side by serving a large number of low- and moderate-income persons through both the provision of inclusive community activities, such as classes and demonstrations, and offering employment opportunities to local youth. The project team also intends to update its gym and fitness facilities, which will allow the center to keep the fitness center open for longer hours and allow greater access to wellness activities in the gym. After the gym and fitness center remodel, Goodman intends to greatly expand

access to this amenity to low-income persons, giving all families who qualify for free or reduced lunch the opportunity to purchase a gym membership for \$1. This will lower the barriers that many low-income people face in staying active and this lowered fee will help combat problems associated with obesity and health-related illnesses among low-income individuals. This project meets the CDD's goal of strengthening neighborhoods by leveraging the investment that Goodman is planning to make in its IronWorks building with federal CDBG funds. This rehabilitation will not only strengthen and expand programs that can be offered to low- and moderate-income persons, it will also extend the useful life of Goodman's existing facility, which has been designated as a City of Madison Landmark.

Goodman Community Center's application that was submitted in response to the CDD's recently released RFP for federal funds meets all of the requirements and preferences outlined in Section 1.6 and Section 2 of the RFP. The Goodman project team is aware of and has experience working with requirements associated with accepting federal funds, including the requirement that at least 51% of the beneficiaries of the center must be low- or moderate-income. The project team has proactively met with staff from the Department of Civil Rights to learn about Davis-Bacon Prevailing Wage and federal Minority- and Women-Owned Business Enterprise reporting requirements, should this project be awarded funds.

<b>Total Cost/Total Beneficiaries Equals:</b>	$\$500,000/35,000 = \$14$ per beneficiary
<b>CD Office Funds/CD-Eligible Beneficiaries Equals:</b>	$\$400,000/17,850 = \$22$ per beneficiary
<b>CD Office Funds as Percentage of Total Budget:</b>	$\$400,000/\$500,000 = 80\%$

**9. Staff Recommendation:**

Staff recommendation is to provide up to \$400,000 in CDBG funds to Goodman Community Center for the rehabilitation of its IronWorks building under the terms of the existing CDD Goals and Objectives and the most recently published RFP. Funds will be contingent on Goodman Community Center submitting due diligence documentation.

## PROPOSAL OVERVIEW

1. Describe the primary community need(s) the proposed project seeks to address and the expected outcomes. (*Please limit response to 500 words including spaces*).

Three needs, for: 1) programming for lower-income, older adults (10% homeless); 2) access to healthy food resources for low-income residents; 3) better service to communities of color. Outcomes: A 300% larger, better equipped, food pantry to accommodate increased demand and fresh produce; additional senior spaces that can double current capacity; and multi-use spaces to accommodate demand from communities of color to make connections and improve equity.

2. Please provide an overview of the project, how it meets the criteria outlined in the Request for Proposals and the risks associated with the project. (*Please limit response to 500 words including spaces*).

Phase 2 renovation of the Ironworks building of the Goodman Center will create a much larger, better equipped food pantry, with 2 new spaces for meals and cooking classes; 2 additional senior spaces to relieve overcrowding, including a day-use Adult Lounge; and three multi-purpose spaces. Goodman meets all five criteria for RFP (listed below under Question 3.). There are minimal risks involved as the majority of funding is already secure, and Goodman has strong experience in building projects.

3. Describe the proposed project's consistency with adopted planning documents, including the City of Madison Comprehensive Plan, neighborhood plan(s) and any other relevant plans.



One of the neighborhood goals of the 2018 Imagine Madison plan is to create a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents. The Culture and Character goals of the Imagine Madison plan state: “Madison will be a vibrant and creative city that values and builds upon its cultural and historic assets. Madison will have a unique character and strong sense of place in its neighborhoods and the city as a whole.”

The Goodman Community Center (GCC) exemplifies these goals. GCC offers a range of services for people, ages 3-100, of all income levels and racial/ethnic backgrounds. More than 36,000 unique individuals access our services and resources each year. Additionally, the Center is one of the few places in the city of Madison that strives to meet the needs of all residents, in one place, which increases connections and understanding among residents from vastly different backgrounds, life experiences, ages, races, and socio-economic levels. No other neighborhood or community center in Madison better fulfills this admirable ambition. The proposed renovations to the Center will allow for continued and intensified growth towards this goal’s full realization.

For our own 2017 Strategic Plan, GCC held four “Community Cafes” attended by more than 400 people. A strong and recurrent theme that arose from the Cafes was the desire, across race and income, for the Center to be a community gathering place that encourages conversations and connections to build stronger communities and eliminate disparities. The board and staff responded by developing and adopting an Equity and Inclusion Plan that forced an intentional focus, both internally among staff and volunteers, but also an external focus towards reaching out and developing relationships with individuals and groups who are not as engaged with the center. The response was tremendously positive, but many of the efforts were thwarted by the lack of space available for conversations and events to occur.

Strategy 5 of the Neighborhood Plan (pg. 49) states: “Provide housing options with health and social services for residents who need it most, including residents experiencing homelessness.” In recent years, two housing complexes have been added for lower-income residents within a mile of the Center: Carbon Apartments at Union Corners, and Rethke Ave. Four more are slated to be soon built (the Messner property, Stonehouse Development on Fair Oaks Ave., the Gorman Grandparents Housing at Union Corners, and the redevelopment of the Voight Farms on Milwaukee St.) Ostensibly, the residents of these developments will be served by GCC, which necessitates the expansion of GCC space and programming to serve this significant increase.

GCC’s projection expansion of food pantry, meal programs associated nutrition education, and donation-based pop-up dinners, directly address this Strategy 8 of the Neighborhood Plan, which states: “Ensure access to food that is affordable, nutritious, and culturally specific.” GCC is directly located in an area identified as “in need of a food access improvement plan” in the Imagine Madison Plan (pg. 62).

The culturally and historically sensitive renovations of the old Ironworks and Brassworks buildings at GCC, as well as the bold, new architectural addition to the Brassworks building, capture Strategies 1 and 2 of the Culture and Character Plan:

1. Create vibrant and inviting places through creative architecture and urban design.
2. Preserve historic and special places that tell the story of Madison and reflect our racially and ethnically diverse cultures and histories.

The diverse and inclusive mission and programming of Goodman encompasses Strategy 3:

3. Create safe and affirming community spaces that bring people together and provide social outlets for underrepresented groups.

The proposed Goodman project fulfills four primary goals of the Worthington Park Neighborhood Plan:

1. “Access to a multi-service community facility where residents have voice into the services offered.” GCC has been building connections in the Worthington Park community and is successfully seeing an increasing number of residents from this community engaging with programs in addition to those for children. GCC is a multi-service center less than one mile away from Worthington Park, and area of high need, and GCC works hard to make sure we are connecting with and getting strong feedback from our stakeholders. Phase Two of the GCC expansion will allow for a significantly increased level of service to members of this community and attention to their expressed needs.
2. “Improved access to food.” GCC’s food resource program already serves multiple families in Worthington Park and the surrounding area. The projected expansion of GCC’s food pantry, meals, and cooking classes will better serve Worthington Park residents. With the new cooler banks, there will be an almost unlimited access to fresh produce. In the summer of 2018, GCC launched the take home pantry system where children can take food home on Fridays.
3. “Fitness Center” The relocated and improved GCC Fitness Center will offer free access to all families who qualify for free and reduced lunches and \$1 access for all other GCC low-income participants. Specific marketing and outreach efforts will be targeted towards Worthington Park. GCC will also offer group sign-up for training classes in the Center.

An ancillary goal of relocating the Fitness Center to the Gym Building will be to increase hours of access from 5 am to 11 pm, and to offer more fitness classes in the gym, as well as new multi-purpose spaces on the north side of the building.

4 “Building connections” Creating new connections between different segments of our community is one of GCC’s primary strategic planning goals adopted in January of 2017. GCC has already made significant progress, however, lack of meeting, discussion and event space has unduly hampered these efforts. Through ongoing community input, GCC has envisioned a long list of activities that will further increase connections and build a more inclusive community. GCC is eager to have the space to implement them. The projected Phase Two of our expansion will bring them to reality.

The proposed Goodman Phase Two project fulfills several goals of the Schenk Atwood-Worthington Plan:

1. “Increase social services” GCC’s programming has grown by 400% and will continue to grow in response to community and school needs through Phase Two of the GCC expansion.
2. “Improve social service facilities” GCC has created two amazing community resources totaling 75,000 sq. feet of high quality space, and has largely accomplished this with very few public dollars. Our current request represents only 4.5% of the total Phase 1 and 2 expenses.
3. “Increase non-school based affordable programming for HS aged youth.” GCC has expanded high school programming by almost 600%, and this remains an area of much need, and a focus of our attention.
4. “Increase affordable childcare and OST programming” Projected Phase 2 improvements will allow for an additional 24 early childhood and 50 elementary afterschool attendees.
5. “Build capacity and connections among WP residents” (see previous discussion in Worthington Park Neighborhood Plan.) It is quite notable that both communities prioritized this in each of their plans, and GCC has already adopted it as a key strategic initiative.
6. “Increase programming to support seniors” (described previously)
7. “Increase food access and gardens” (described previously)
8. “Expand kitchen and food storage” (described previously)

Finally, our project complies with all 5 CDBG criteria for Strong and Healthy Neighborhood proposals:

#### A. OVERAL QUALITY

Goodman Phase Two:

1. Has more than sufficient planning, experience, funding, and capacity (Answers 3, 12, 13, 14, 15)
2. Is fully inclusive of neighborhood and community input (Answers 6, 7, 8)
3. Has clear vision and goals, and meets significant demands (Answers 1, 4, 5)
4. Is compliant and ready to proceed (Answers 3, 12, 14 and Proposal Timeline)

#### B. FEASIBILITY:

GCC has raised \$100,000 towards this project from private individuals, corporate supporters and foundations. Funds will be for the design and construction. Please see budget packet for detail.

#### C. CAPACITY, EXPERIENCE AND QUALIFICATIONS:

1. Executive Director Steinhoff has overseen five CDBG funded capital projects
2. Eppstein Uhen Architects designed our Ironworks building according to CDBG guidelines
3. Over 90% of the project cost (Phase I and II) has already been secured

#### D. IMPACT:

1. Fritz Food Pantry
  - Relocation and tripling pantry space, with new coolers, freezers, shelving, and kitchen.
  - Addition of two new multi-purpose spaces for pantry use, community meals, cooking classes, and demonstrations.
2. Ability to double the number served
3. Expansion of Senior Programming
  - New multi-purpose space at the lobby to relieve senior programming overcrowding
  - Adult Lounge for informal day use, especially for homeless seniors (currently 10%)
  - A new multi-purpose space for exclusive use by seniors
4. Racial Inclusiveness:
  - Four additional multi-use spaces for community use

#### E. RESPONSIVENESS

1. Early notification and full support of alder Marsha Rummel

2. Notification, input and support from SASY Neighborhood Association
3. Input from four Community Café meetings
4. Neighborhood meeting on parking and traffic concerns
5. Updates in the East Side News and Goodman Facebook page
6. Input from impacted high school students and seniors
7. MGE supported follow-up survey
8. Community Planning Session on October 4, 2018

4. Describe the target population(s) this project intends to serve (e.g. low-income families, seniors, special needs populations, etc.)



GCC provides programming and resources to the entire Madison community, but intentionally serves a minimum of 75% low-income residents in the core program areas. GCC serves a broad geographic area encompassing the entire city, but has the highest concentration of participation from the east and north sides of Madison.

The older adults and food resource customers directly affected by Phase 2, are some of the lowest income program participants that the Center serves. Although the majority of older adults are white (88%) and female (90%), the food pantry customers are 60% people of color. The children and youth programs are 85% low-income, and 80% participants of color.

1) OLDER, LOW-INCOME ADULTS: 10% of the core participants at the Goodman Older Adult programs are homeless, with another 10% who are vulnerable to becoming homeless again. More participants struggle with cost of basic necessities of food, medications, and utilities.

Goodman (GCC) can meet their unique needs if there are additional spaces, case management, referral, and support of their most basic needs of food and housing.

Nationally, as the enormous population bubble of baby boomers ages, we will experience significant increases in poverty, food insecurity, and homelessness within the senior sector.

Outcome: The repurposed space in the GCC will offer a space dedicated to older adult programming. There will also be an adult lounge where older adults (particularly isolated and homeless) can gather during open hours (6 am-9 pm). We could easily double the current unduplicated 900 seniors served.

2) LOW-INCOME CHILDREN AND ADULTS WHO NEED ACCESS TO HEALTHY FOOD:

Madison schools have surpassed the 50% mark of free and reduced lunch eligibility. In Dane County, 1 in 9 residents experience hunger, including 35% of families of color. Currently, GCC serves more than 200 families, or 775 individuals, a week through the Fritz Food Pantry, and prepares more than 150 home-cooked, healthy meals a week to customers utilizing the food pantry. This is a 100% increase over the 10 years the center has been open.

Outcome: The renovation of the original IronWorks building of the Goodman Center will entail the relocation and the 300% expansion of the Fritz Food Pantry, featuring a small kitchen, and an adjacent multi-purpose space for meals and culinary classes for food pantry customers. Our most popular item category is fresh produce, but our storage conditions make it impossible for us to meet the demand. The new pantry will have freezer and cooler banks similar to a grocery store to increase the access to healthier foods. A walk-in cooler and freezer will be added right outside the door allowing for increased storage and food distribution.

3) COMMUNITIES OF COLOR:

In 2015 the Board of Directors adopted an Equity Plan. One goal was to intentionally make connections to communities of color that we do not normally connect with. Each staff member developed a goal in this area. As a result, there has been a significant increase in requests for space from more diverse groups in our community that increasingly view Goodman as a welcoming connection space for communities of color. Currently, GCC receives more than 100 calls a month for access to space that cannot be accommodated. With the remodeling, and the addition of 8 new multi-purpose spaces – three of which are to be created in Phase 2 – the Center will be able to meet more requests and add more options for free and reduced cost space.

The Goodman Community Center renovated Madison IronWorks building in 2008. Over the next decade programming grew by more than 400%.

PROGRAM	IN 2008	TODAY
High School Youth:	35	250
Parent Programs:	0	400
Seniors:	120	900
Facility Use:	6,500	29,000
Children and Youth Meals:	3,500	24,000
Pantry Meals:	0	8,750
Pantry Distribution:	5,750	44,800

In 2016, the Board of Directors purchased the vacant Madison BrassWorks building and the new building was completed this summer.

Our CDBG request is for Phase Two of the redevelopment of the Goodman Community Center IronWorks Building. This phase will start in January 2019 and conclude in May of 2019. It includes:

- Relocation and expansion of the Fritz Food Pantry which triples in size. It will serve twice as many customers and distribute an additional two tons of food annually.
- Creation of three new multi-purpose spaces. Two will be used for the food pantry, community meals, food pantry cooking classes, demonstrations, and by other programs and the broader community. (Currently meals are served in the hallways and most customers eat with plates on their laps). The third space will be used to relieve over-crowding in senior programming. The new spaces will allow GCC to continue its equity work with communities of color.

- Adult lounge for use by older adults.

5. How many unduplicated individuals are estimated to be served by this project: 35,000

How many unduplicated households are estimated to be served by this project: 9000

6. Please describe whether/how this project relates to efforts undertaken by other community groups or agencies.

While there are other community groups and agencies in Madison that provide scattered and diverse elements of what Goodman Community Center provides, none meet the scope and depth of service and programming that Goodman provides in one accessible, safe, and welcoming community space. The benefits of this project will reach all ages, all income levels, and all ethnic/racial backgrounds. It far exceeds the sum of its parts.

7. Describe the response and level of support of the alderperson of the district in which the proposal is located. What issues or concerns with the project did s/he identify, if any?

Marsha Rummel has been extremely supportive of this project. She has voiced no concerns.

8. Describe the neighborhood input process, including notification to and input from the nearby Neighborhood Association(s), either already underway or planned. If that process has begun, please summarize its results to date.

GCC has engaged the community throughout our planning process. We held four Community Cafes at different times, days and locations. We presented our concept to a very receptive audience at a SASY Neighborhood Association meeting, who enthusiastically clapped at the end. The only concerns they expressed related to parking and pedestrian safety in crossing the bike path. GCC has worked closely with our neighbors, including hosting a meeting specifically to address parking concerns and traffic engineering as to how it relates to the bikepath. Updates were published in the Eastside News, on the GCC Facebook page, and on neighborhood List Serves. In conclusion, GCC conducted a follow-up survey this past spring, with the support of MGE, and will be hosting a Community Planning Session on October 4th to review all data and prioritize next steps.

9. Will any business or residence, including rental tenants, be temporarily or permanently displaced as a result of the proposed activities?  Yes  No  Unknown

If yes, please describe your relocation plan, including assistance you will offer to those displaced by the project.

na

10. The follow repayment terms will be selected for the project as offered in the Request for Proposals (Please check one):

**Option 1:** Zero percent, long-term deferred loan payable upon sale, transfer, or change in the use of the property. The promissory note will require repayment of either a percentage of the appraised value after rehab or construction, based on the amount of the CDD funds invested in the property, or a percentage of the net proceeds, whichever is less.

**Option 2:** Long-term deferred loan - principal plus 2% accrued simple interest, payable upon sale, transfer, or change in the use of the property. Repayment will be equal to the amount of the CDD funds awarded, plus 2% simple interest accrued over the life of the loan.

**N/A-** Agency is renting space.

**AGENCY OVERVIEW**

11. Describe the Agency’s Mission Statement and explain how this project supports the Mission Statement.

Our Mission  
 The Goodman Community Center strengthens lives and secure futures.  
 Our Vision  
 A community that’s thriving because everyone is valued and has the resources they need to be successful.  
 Our Values  
 GCC is committed to creating and maintaining a community that respects and values diverse life experiences. Everyone deserves respect and acceptance without bias. We engage the perspectives and voices of our community and ensure they are reflected in our culture.

This project helps us fullfill our mission by expanding programs and resources to those who need them, and doing so in a beautiful high quality space that communicated their importance and place in our community.

12. Identify all key roles in your project development team, including architect, general contractor, legal counsel, property management agent, if applicable supportive services provider(s), and any other key consultants, if known.

Name	Company	Role in Development	Contact Person	Phone
Cliff Goodhart	EUA Architects	Principal Architect	Cliff Goodhart	608-442-6684
General Contractor	TBD			
Subcontractos	TBD	design build project		

13. Please describe the development team’s experience using federal HOME, CDBG or EECBG funds.

Becky Steinhoff has been the Goodman Community Center's director for 28 years and has completed 5 capital campaigns and building projects, all of which have used some % of CDBG financing. Eppstein Uhen Architects and Cliff Goodhart in particular were the firm who designed the IronWorks building and worked within the rules of CDBG at that time. Wayman Lawrence (attorney available if needed) has worked on countless tax credit and publicly financed housing and nonprofot projects.

14. Please describe the capacity of your agency to secure the total financing necessary to complete your proposed project, and past performance that will contribute to the success of the proposed program.

The funding, except for this request, has already been secured through private sources.

15. Indicate by number the following characteristics for your agency's current staff and Board of Directors.

DESCRIPTOR	STAFF	BOARD
<b>GENDER</b>		
Female	86	7
Male	59	7
Unknown/Other	0	0
<b>TOTAL GENDER</b>	146	14
<b>AGE</b>		
Less than 18 yrs old	37	0
18-59 Yrs	103	12
60 and older	6	2
<b>TOTAL AGE</b>	146	14
<b>RACE*</b>		
White/Caucasian	74	7
Black/African American	49	5
Asian	8	2
American Indian/Alaskan Native		0
Native Hawaiian/Other Pacific Islander		0
<b>MULTI-RACIAL:</b>		
Black/AA & White/Caucasian	13	0
Asian & White/Caucasian	2	0
Am Indian/Alaskan Native & White/Caucasian	0	0
Am Indian/Alaskan Native & Black/AA	0	0
Balance/Other		0
<b>TOTAL RACE</b>	146	14
<b>ETHNICITY</b>		
Hispanic or Latino	13	1
Not Hispanic or Latino	133	13
<b>TOTAL ETHNICITY</b>	146	14
<b>PERSONS WITH DISABILITIES</b>	2	0

\*These categories are identified in U.S. Department of Housing and Urban Development (HUD) Standards.

16. List Percent of Staff Turnover: 14

Divide the number of resignations or terminations in calendar year 2017 by total number of budgeted positions. Do not include seasonal positions. Explain if you had 20% or more turnover rate. Discuss any other noteworthy staff retention issues or policies in place to reduce staff turnover.

The 15% does NOT include the Teen Employees. They are not intended to be long term GCC employees. Most are independently employed within 3 months. GCC had only 1 position turnover in the 24 Directing, Managing and Coordinating positions in 2017. The turnover occurs in the entry level positions, teachers, youth workers, kitchen, front desk and custodial staff. Although pay in these positions is certainly a factor, turnover occurs primarily as a result of moving, going to school, or some other significant life event. Very little of yurnover is a result of termination or, to our knowledge, disgruntled employees.

17. The following attachments are included with this application:

- Housing – Owner-Occupied Development (Complete Attachment A and Budget Workbook)
- Housing – Rental Development (Complete Attachment B and Budget Workbook)
- Neighborhoods- Community-Based Facilities (Complete Attachment C and Budget Workbook)

Note: Proposals for Community-Based Facilities should only complete Worksheet 1 (Agency Overview), Worksheet 2 (Capital) and 3 (Expenses) in the Budget Workbook. Proposals for residential developments should complete the entire Budget Workbook.

**ATTACHMENT A- Housing Development- Owner- Occupied Development**

1. Identify the source of federal funds the agency will accept for the project:  HOME  CDBG  EECBG

2. What is the total number of units to be assisted with HOME, CDBG or EECBG funds and the amount of HOME, CDBG or EECBG requested per affordable unit?

3. Provide your assessment of the market conditions of the neighborhood (including anticipated demand for the proposed target populations). Explain why this site or area was chosen. If a specific site has not been identified, what criteria do you use to assess the appropriateness of a site and neighborhood for an assisted housing project?

4. Describe your affirmative marketing strategy and any other strategies to engage your intended population.

5. How will this project address barriers to housing experienced by your target population? Describe financial literacy, credit builder programs or HUD-approved education counseling available to potential buyers.

6. Projects with HOME funds must have a ratified sales contract within nine months of construction/rehab completion. If the project is non-compliant, the developer must either convert the project to a HOME rental unit or be responsible for repayment of all funds dispersed. Describe the experience and qualifications of the entity that will manage the property, including maintaining property standards and ongoing compliance if converted to rental.

**PROPOSAL TIMELINE**

Describe activities/benchmarks by month/year to illustrate how your project will be implemented. At a minimum, please include site control, financing secured, acquisition, start of construction/rehab, end of construction/rehab, available for occupancy, submission of completion report/final draw request.

Activity/Benchmark	Estimated Month/Year of Completion

<b>Activity/Benchmark</b>	<b>Estimated Month/Year of Completion</b>

**ATTACHMENT B- Housing Development- Rental Development**

1. Identify the source of federal funds the agency will accept for the project:  HOME  CDBG  EECBG

2. What is the total number of units to be assisted with HOME, CDBG or EECBG funds and the amount of HOME, CDBG or EECBG requested per affordable unit? Indicate whether any of the units will be supported by Section 8 project-based vouchers.

3. If the single-purpose entity will be owned, in part, by a for-profit company, will a non-profit organization have a controlling interest in the property or a statutory Right of First Refusal to acquire such interest?

4. Identify, and describe the experience and qualifications of the entity that will manage the property, including maintaining property standards, ongoing compliance, and annual reporting requirements in accordance with contract requirements and/or federal regulations. How many units does that entity currently manage?

5. Who will be responsible for monitoring compliance with federal regulations and requirements? Are they trained on federal requirements?

**SITE INFORMATION**

6. Provide your assessment of the market conditions of the neighborhood (including anticipated demand for the proposed target populations). Explain why this site or area was chosen. If a specific site has not been identified, what criteria do you use to assess the appropriateness of a site and neighborhood for an assisted housing project?

7. Identify the distance the following amenities are from the proposed site.

Type of Amenities & Services	Name of Facility	Distance from Site (in miles)
Full Service Grocery Store		
Public Elementary School		



Public Middle School		
Public High School		
Job-Training Facility, Community College, or Continuing Education Programs		
Childcare		
Public Library		
Neighborhood or Community Center		
Full Service Medical Clinic or Hospital		
Pharmacy		
Public Park or Hiking/Biking Trail		
Banking		
Retail		
Other (list the amenities):		

8. If a site has been identified, what is the distance between the proposed site and the nearest seven-day per week transit stops? List the seven-day transit stop location and describe any other transit stops (include street intersections and schedule) located near the proposed site.

9. Describe the impact this housing will have on the schools in this area. Please include information on school enrollment data (e.g. at capacity, above capacity, below capacity); how this housing development will impact the schools' enrollment; and approximately how many elementary and middle school children are projected to live at the proposed housing development based on your proposed unit mix and previous housing experience.

**SITE AMENITIES**

10. Describe the exterior and common area amenities that will be available to tenants and guests, including parking (and cost, if any).

11. Describe the interior apartment amenities, including plans for internet service (and cost, if any) and a non-smoking environment.

12. What fees, if any, will be charged to residents of the proposed building (e.g. parking, laundry, pet fees, etc.)?

**HOUSING INFORMATION & UNIT MIX**

13. If a site has been identified, provide the following information for your proposed project. List the property address along with the number of units you are proposing by size, income category, etc. If this is a scattered site proposal, list each address separately with the number of units you are proposing by income category, size, and rent for that particular address and/or phase. Attach additional pages if needed.

<b>ADDRESS #1:</b>		<b># of Bedrooms</b>					<b>Projected Monthly Unit Rents, Including Utilities</b>				
<b>% of County Median Income (CMI)</b>	<b>Total # of units</b>	<b># of Studios</b>	<b># of 1 BRs</b>	<b># of 2 BRs</b>	<b># of 3 BRs</b>	<b># of 4+ BRs</b>	<b>\$ Rent for Studios</b>	<b>\$ Rent for 1 BRs</b>	<b>\$ Rent for 2 BRs</b>	<b>\$ Rent for 3 BRs</b>	<b>\$ Rent for 4+ BRs</b>
≤30%	0	0	0	0	0	0					
40%	0	0	0	0	0	0					
50%	0	0	0	0	0	0					
60%	0	0	0	0	0	0					
<b>Sub-total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>					
<b>Market*</b>	0	0	0	0	0	0					
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Notes:				

\*40% = 31-40% CMI; 50% = 41-50% CMI; 60% = 51-60% CMI; Market = >61% CMI.

<b>ADDRESS #2:</b>		<b># of Bedrooms</b>					<b>Projected Monthly Unit Rents, Including Utilities</b>				
<b>% of County Median Income (CMI)</b>	<b>Total # of units</b>	<b># of Studios</b>	<b># of 1 BRs</b>	<b># of 2 BRs</b>	<b># of 3 BRs</b>	<b># of 4+ BRs</b>	<b>\$ Rent for Studios</b>	<b>\$ Rent for 1 BRs</b>	<b>\$ Rent for 2 BRs</b>	<b>\$ Rent for 3 BRs</b>	<b>\$ Rent for 4+ BRs</b>
≤30%	0	0	0	0	0	0					
40%	0	0	0	0	0	0					
50%	0	0	0	0	0	0					
60%	0	0	0	0	0	0					
<b>Sub-total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>					
<b>Market*</b>	0	0	0	0	0	0					
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Notes:				

\*40% = 31-40% CMI; 50% = 41-50% CMI; 60% = 51-60% CMI; Market = >61% CMI.

14. Utilities included in rent:  Water/Sewer  Electric  Gas  Free Internet In-Unit  Other:

15. Describe the number and percent of accessible units proposed for each of level of accessibility. For rehab, describe the accessibility modifications that will be incorporated into the existing housing.

16. Describe the energy efficient features you plan to provide, the energy standard to be achieved, and the resulting estimated monthly utility savings for the project and for the tenant.

17. For proposals that include rehabilitation and where a site has been identified, have you completed a capital needs assessment for this property? If so, summarize the scope and cost; Attach a copy of the capital needs assessment.

**18. Real Estate Project Data Summary**

If a site has been identified, enter the site address (or addresses if scattered sites) of the proposed housing and answer the questions listed below for each site.

	# of Units Prior to Purchase	# of Units Post-Project	# Units Occupied at Time of Purchase	# Tenants to be Displaced	# of Units Accessible Current?	Number of Units Post-Project Accessible?	Appraised Value Current (Or Estimated)	Appraised Value After Project Completion (Or Estimated)	Purchase Price
Address:	Enter Address 1								
Address:	Enter Address 2								
Address:	Enter Address 3								

**INTEGRATED SUPPORTIVE HOUSING UNITS**

19. Identify the partnership(s) with supportive service agencies that have been or will be formed to serve the target population(s) if serving populations requiring intensive case management or ongoing supportive services. Provide a detailed description of the type and level of supportive services (such as assessment and referral, on-site intensive case management, etc.) that will be provided to residents of the proposed project.

20. What, if any, financial support will be offered to help finance the provision of support services to tenants? Attach a letter from the service provider(s) detailing the services to be provided to residents of the supportive housing units, the

cost of those services and how they will be financed (i.e., through the development, fundraising, existing program dollars, etc.)

**TENANT SELECTION**

21. Describe your plans to incorporate flexible tenant selection criteria for households who are connected to supportive services, in order to provide housing opportunities for persons or families who would otherwise face common obstacles to obtaining housing (e.g., poor credit or rental histories, criminal conviction records, etc.)

22. Describe the proposed development's minimum occupancy standards that will prevent or reduce over-housing residents in such limited affordable housing opportunities.

**PROPOSAL TIMELINE**

23. Describe activities/benchmarks by month/year to illustrate how your project will be implemented. At a minimum, please include: site control, financing secured, acquisition, start of construction/rehab, end of construction/rehab, available for occupancy, submission of completion report/final draw request.

Activity/Benchmark	Estimated Month/Year of Completion

**ATTACHMENT C- Community Facilities Development**

1. Funds will be applied to:

- Acquisition only       Rehabilitation  
 New Construction       Acquisition and Rehab/New Construction

2. Please explain why you are interested in acquiring or improving this space (e.g. cost savings, collaborative effort, accessibility improvements, etc.). Please describe the work being contemplated.

We are improving and redesigning this space based on the tremendous growth the organization has experienced. Work to be done includes:

- 1) Additional space for older adults. Converting the former food pantry into multi- purpose space in the lobby to be used by older adults and the community.
- 2) Three additional community rooms at the north end of the building. One has a small commercial kitchen to be used for pantry meals, pantry cooking classes, and elementary nutrition education classes. The other will be used as the pantry waiting area, and will provide a conducive space for staff to access other needs that GCC can support. The pantry can be a great gateway to other programming, for example childcare or older adult programs. When not in use by center programs, these spaces are available for free and reduced cost use by nonprofits, community groups and low-income residents.
- 3) Expanded Food Pantry, 3x the size (1,500 sq ft.) of the current pantry. It will be set up more like a store and include a cooler and freezer bank to provide more access to healthy produce and meats.
- 4) addition of a bathroom in a former elementary aged classroom, now early childhood classroom, to meet state licensing requirements.
- 5) The relocation of the fitness center

3. What is the current outstanding debt on the property (including any existing CDBG and City loans)?

Source/Name	Amount
CDBG deferred loan and reinvested appreciation from sale of previous buildings: 2425 Atwood, 2717 Atwood and 827 E Washington	\$2,351,596
on the gym building only, no debt on 149 Waubesa	\$
	\$

4. If the applicant is renting space:

a. Who is the current owner of the property?

b. What is the length of the proposed or existing lease and the proposed rental rate (in rent per square foot)?

5. If this proposal will be in new space, what is the impact of owning or leasing this space compared to your agency's current level of space-related costs?

**PROPOSAL TIMELINE**

6. Describe activities/benchmarks by month/year to illustrate how your project will be implemented. At a minimum, please include site control, financing secured, acquisition, start of construction/rehab, end of construction/rehab, available for occupancy, submission of completion report/final draw request.

Activity/Benchmark	Estimated Month/Year of Completion
issue bid for general contractor	November 2018
Issue design build documents	late Dec 2018
Begin deconstruction	mid January 2018
Begin Construction	February 2018
Complete construction	mid-May
Occupancy late may	
financing is secure as soon as CDBG funds are awarded	
no site control or acquisition, owned by GCC	

**PLEASE ATTACH THE FOLLOWING ADDITIONAL INFORMATION AND CHECK THE BOX WHEN ATTACHED:**

- A completed Application Budget Workbook, showing the City's proposed financial contribution and all other proposed financing.
- A current list of Board of Directors
- A Capital Needs Assessment report of the subject property, if the proposal is for a housing rehabilitation project and if the report is available at the time of application.
- A recent market study, prepared by a third-party market analyst, if available at the time of application.
- For applicants seeking EECBG funds, an energy audit, prepared by a certified Focus on Energy auditor, if available at the time of application.
- For community facilities proposals, a minimum of two estimates upon which capital costs are based (please ensure that Fair Labor Standards and the payment of Federal Prevailing Wage Rates are considered in these estimates).
- For community facilities proposals, a copy of the plans and specifications for the work, or a description of the design specifications you are contemplating.
- For community facilities proposals, if the applicant owns the space, a copy of the long-range building improvement plan and building maintenance plan (please include a narrative describing what the building needs and how you expect to maintain it over time).

NOTE: If an appraisal, market study, or capital needs assessment is not available at the time of application, and the proposal is funded through this RFP process, these items must be submitted to the City prior to receiving a Loan Agreement.

APPLICANT & PROJECT NAME:

1. AGENCY OVERVIEW

This chart describes your agency's total budget for 3 separate years. Where possible, use audited figures for 2017 Actual.

Account Description	2017 Actual	2018 Budget	2019 Proposed
<b>A. PERSONNEL</b>			
Salary (including benefits)			
Taxes			
<b>Subtotal A</b>	-	-	-
<b>B. OPERATING</b>			
All "Operating" Costs			
<b>Subtotal B</b>	-	-	-
<b>C. SPACE</b>			
Rent/Utilities/Maintenance			
Mortgage/Depreciation/Taxes			
<b>Subtotal C</b>	-	-	-
<b>D. SPECIAL COSTS</b>			
Subcontracts			
Deposits to Reserves			
Debt Service (Excl Mortgage)			
Other: (Specify)			
<b>Subtotal D</b>	-	-	-
<b>Total Operating Expenses:</b>	-	-	-
<b>REVENUE</b>			
Direct Public Grants			
Direct Public Support			
Indirect Public Support			
Miscellaneous Revenue			
Restricted Funds Released			
Program Income			
<b>Total Income</b>	-	-	-
<b>Net Income</b>	-	-	-

APPLICANT & PROJECT NAME:

**Goodman Community Cente: Community Access Expansion**

2. CAPITAL BUDGET

Enter ALL proposed project funding sources.

**FUNDING SOURCES**

Source	Amount	Non-Amortizing (Y/N)	Rate (%)	Term (Years)	Amort. Period (Years)	Annual Debt Service
Permanent Loan-Lender Name:						
<b>None</b>						
Subordinate Loan-Lender Name:						
Subordinate Loan-Lender Name:						
Tax Exempt Loan-Bond Issuer:						
AHP Loan						
City-AHF Deferred Loan	\$ 400,000					0
City-AHF Interest/Cash Flow Loan						
City-TIF Loan						
Other-Specify Grantor:						
<b>various, capital campaign</b>	\$ 100,000					0
Other-Specify Grantor:						
Other-Specify Grantor:						
Tax Credit Equity	\$ -					
Historic Tax Credit Equity	\$ -					
Deferred Developer Fees	\$ -					
Owner Investment						
Other-Specify:						
<b>Total Sources</b>	<b>\$ 500,000</b>					

<b>Construction Financing</b>			
Source of Funds	Amount	Rate	Term (monthly)
Construction Loan-Lender Name:			
Bridge Loan-Lender Name:			
Tax Credit Equity:			
<b>Total</b>	<b>\$ -</b>		

Estimated pricing on sale fo Federal Tax Credits:

\$ -

Remarks Concerning Project Funding Sources:



APPLICANT:

**Goodman Community Center**

3. PROJECT EXPENSES

Enter the proposed project expenses

<b>Acquisition Costs</b>	<b>Amount</b>
Acquisition	0
Title Insurance and Recording	600
Appraisal	0
Predevelopment/feasibility/market study	0
Survey	0
Marketing	0
Relocation	0
Other (List)	
	0
<b>Construction:</b>	
Construction Costs	430,511
Demolition	18,409
Soils/Site Preparation	0
Construction Mgmt	8,580
Construction Interest	0
Permits; Print Plans/Specs	4,400
Landscaping, Play Lots, Signage	0
Other (List)	
	0
<b>Fees:</b>	
Architect	25,000
Engineering	0
Accounting	0
Legal	0
Development Fee	0
Leasing Fee	0
Park Impact Fees	0
Other (List)	
	0
<b>Project Contingency:</b>	12,500
<b>Furnishings:</b>	
<b>Reserves Funded from Capital:</b>	
Operating Reserve	0
Replacement Reserve	0
Maintenance Reserve	0
Vacancy Reserve	0
Lease Up Reserve	0
Other: (List)	
	0
<b>TOTAL COSTS:</b>	<b>500,000</b>

APPLICANT:

4. PROJECT PROFORMA

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Gross Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Vacancy/Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Income from Non-Residential Use*</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Revenue</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Expenses:</b>																
Office Expenses and Phone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising, Accounting, Legal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll, Payroll Taxes and Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mtc, Repairs and Mtc Contracts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities (gas/electric/fuel/water/sewer)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Mgmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Support Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)																
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Operating Expenses</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Income</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Debt Service:</b>																
First Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Second Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)																
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Debt Service</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Annual Cash Expenses</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Net Operating Income</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Debt Service Reserve</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Deferred Developer Fee</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cash Flow</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

\*Including commercial tenants, laundry facilities, vending machines, parking spaces, storage spaces or application fees.

<b>DCR Hard Debt</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>DCR Total Debt</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

<b>Assumptions</b>	
Vacancy Rate	0.0%
Annual Increase Income	0.0%
Annual Increase Expenses	0.0%
Other	

APPLICANT:

3. PROJECT PROFORMA (cont.)

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Gross Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Vacancy/Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Income from Non-Residential Use*</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Revenue</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Expenses:</b>														
Office Expenses and Phone	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising, Accounting, Legal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll, Payroll Taxes and Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mtc, Repairs and Mtc Contracts	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utilities (gas/electric/fuel/water/sewer)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Mgmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Support Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)														
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Income</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Debt Service:</b>														
First Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Second Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)														
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Debt Service</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Annual Cash Expenses</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Net Operating Income</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Debt Service Reserve</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Deferred Developer Fee</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cash Flow</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0

\*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

<b>DCR Hard Debt</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>DCR Total Debt</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Assumptions**

Vacancy Rate	0.0%
Annual Increase Income	0.0%
Annual Increase Expenses	0.0%
Other	