

**PROPOSAL REVIEW: Individual Staff Review for 2011-2012
For Community Resources Proposals to be Submitted to the
CDBG Committee**

1. **Program Name:** Land Acquisition
2. **Agency Name:** Goodwill Industries of South Central Wisconsin, Inc.
3. **Requested Amounts:** 2011: \$200,000
2012: \$200,000 **Prior Year Level:** \$
4. **Project Type:** New Continuing
5. **Framework Plan Objective Most Directly Addressed by Proposed by Activity:**

<input type="checkbox"/> A. Housing – Owner – occupied housing	<input type="checkbox"/> J. Improvement of services to homeless and special populations
<input type="checkbox"/> B. Housing – Housing for homebuyers	<input type="checkbox"/> X. Access to Resources
<input checked="" type="checkbox"/> D. Housing – Rental housing	<input type="checkbox"/> K. Physical improvement of community service facilities
<input type="checkbox"/> E. Business development and job creation	
<input type="checkbox"/> F. Economic development of small businesses	
<input type="checkbox"/> L. Revitalization of strategic areas	
6. **Anticipated Accomplishments (Proposed Service Goals)**

Acquire vacant land suitable for construction of 8 units building of which 7 1-bedroom units will be occupied by persons with chronic mental illness with incomes at or below 50% AMI.
7. **To what extent does the proposal meet the Objectives of the Community Development Program Goals and Priorities for 2011-2012?**

Staff Comments: Outcome objective D - Rental Housing. Expand the number of affordable housing rental units and/or improve the quality and/or diversity of units available to lower income individuals throughout the community. Proposal would create 7 new units for persons with mental illness and incomes less than 50% AMI.
8. **To what extent is the proposed program design and work plan sufficiently detailed to demonstrate the ability to result in a positive impact on the need or problem identified?**

Staff Comments: The CDBG Office has partnered with Goodwill on a similar project on Old Middleton Road. The City assisted Goodwill in purchasing property. The existing vacant building was razed and new construction created 7 units of affordable housing to low income persons with mental illness. The CDBG Office also assisted Goodwill to purchase property on Anniversary Lane. As with the Old Middleton Road property, Goodwill has applied to HUD for Sec. 811/202 funding to finance the construction. This proposal would apply the same model – CDBG Office supported property acquisition and HUD Sec. 811/202 funding for new construction. All sites include an on-site supervisor.
9. **To what extent does the proposal include objectives that are realistic and measurable and are likely to be achieved within the proposed timeline?**

Staff Comments: The objective and timeline are reasonable as long as Congress continues to appropriate funding for the HUD Sec. 811/202 program.
10. **To what extent do the agency, staff and/or Board experience, qualifications, past performance and capacity indicate probable success of the proposal?**

Staff Comments: Goodwill has a good track record in creating and operating group homes and apartment buildings for the target population. Staff charged with this project, have many years experience in this field. Agency contracts for services to prepare the HUD grant which is very time consuming.
11. **To what extent is the agency's proposed budget reasonable and realistic, able to leverage additional resources, and demonstrate sound fiscal planning and management?**

Staff Comments: The costs in the proposal are estimates. The acquisition cost of land won't be known until the site is identified. Rental housing supplement was not included as part of the application
12. **To what extent does the agency's proposal demonstrate efforts and success at securing a diverse array of support, including volunteers, in-kind support and securing partnerships with agencies and community groups?**

Staff Comments: Goodwill has a long history of collaboration in the community in employing those with developmental disabilities, housing persons with mental illness and multiple thrift store operations.

13. To what extent does the applicant propose services that are accessible and appropriate to the needs of low income individuals, culturally diverse populations and/or populations with specific language barriers and/or physical or mental disabilities?

Staff Comments: Goodwill intends to provide one unit wheelchair accessible and one suitable for hearing impaired.

14. To what extent does the proposal meet the technical and regulatory requirements and unit cost limits as applicable? To what extent is there clear and precise proposal information to determine eligibility?

Staff Comments: Goodwill receives a significant amount of public funding and is familiar with the accompanying federal regulations.

15. To what extent is the site identified for the proposed project appropriate in terms of minimizing negative environmental issues, relocation and neighborhood or public concerns?

Staff Comments: Approval of this proposal gives Goodwill the ability to begin the active search for suitable property for the project.

16. Other comments:

Questions: 1) Unclear if application is for \$200,000 in both 2011 and 2012 making it a request for a total of \$400,000;
2) Please provide some additional information regarding how this project, in addition to potential rehabilitation projects, fit into current staff capabilities.

17. Staff Recommendation

Not recommended for consideration

Recommend for consideration

Recommend with Qualifications

Suggested Qualifications: