

**2009 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:** Rental Housing Rehab at The Gardens (602 N. Segoe Rd)
2. **Agency Name:** Independent Living, Inc
3. **Requested Amount:** \$92,950
4. **Project Type:** X New or Continuing
5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:**

D 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.

and;

K-1 Community and Neighborhood Facilities: Create or improve safe, accessible and well-maintained environments for the delivery of human and recreational services to the CDBG target population.

6. **Product/Service Description:**

Independent Living owns and maintains the facility at 602 N. Segoe Rd. where they provide affordable, service-supported rental housing to 91 older adults. The average age of the resident population is 85 years, and close to half of their residents have income levels below 50% of the Area Median Income level. The 35-year old facility is in need of repairs to damaged and leaking building façade, to replace three failing and energy-inefficient water heaters, and to replace damaged elevator doors.

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

Independent Living's rental housing operations at The Gardens provides 91 older, adults with low and very low-incomes. Most of the residents living at The Gardens have some level of disability, are frail and require regular care and services.

8. **Staff Review:**

Independent Living's Segoe Rd. property is an aging building in need of a number pressing repair needs, the cost of which exceed the organization's repair and replacement budget. The funding request is to repair damaged and leaking building façade on the top floor, replace three old, energy-inefficient water heaters, and replace damaged and warped elevator doors in the 9 story facility, all of which meet Framework preferences.

A waiver is requested to the framework requirement that repayment include a share of appreciated value.

<b>Total Cost/Total Beneficiaries Equals:</b>	\$92,950 / 91 = \$1,021 per resident
<b>CD Office Funds/CD-Eligible Beneficiaries Equals:</b>	\$92,950 / 91 = \$1,021 per resident
<b>CD Office Funds as Percentage of Total Budget:</b>	100%

9. **Staff recommendation:**

Approve up to \$92,950 in CDBG funds as a long-term deferred loan under the terms of the 2009-2010 Program Funding Framework with the exception that repayment will be equal to the original amount of the loan and will not include a share of appreciated value.

<b>Technical and Regulatory Issues</b>	<b>Project information</b>
Within unit, capital, mortgage limits	OK
Within Subsidy layering limits/ analysis	OK
Environmental Review issues	To be Determined
Eligible project	OK
Conflict of interest	No
Church/State issues	No
Accessibility of program	OK
Accessibility of structure	To be enhanced
Lead-based paint issues	No
Relocation/displacement	N/A
Zoning restrictions	No
Fair Labor Standards	Yes
Vulnerable populations	Yes
Matching Requirement	No
Period of Affordability for HOME funds	N/A
Site and neighborhood Standards	OK
IZ Enhancement Benefits or issues	N/A
Supplanting issues	No
Living wage issues	No
B.A.D. building process	No
MBE goal	No
Aldermanic/neighborhood communication	Yes
Management issues:	