

**2010 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:** Housing and Hope Phase II
2. **Agency Name:** The Road Home Dane County (TRH), Inc.
3. **Requested Amount:** \$308,000
4. **Project Type:** **New** or **Continuing**
5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:**
C. Housing – Rental Housing

6. Product/Service Description:

The Road Home and Meridian Group are partnering to purchase, rehabilitate and operate 15 units of housing for previously homeless families with incomes less than 30% AMI. This is the second phase of a project previously supported and funded in part by the CDBG Committee that purchased 16 units on Vera Court, rehabbing 15 units for family housing and converting one apartment to a combination of community space and case manager office. As with Phase I, The Road Home will establish an LLC that will own the properties. Meridian will be involved in the purchase and rehabilitation of two 8-units buildings in close proximity to each other where tenants will be assisted by a full time TRH case manager to maintain stable housing. Operating costs for Phase II, as with Phase I, will come from interest earned on a \$1 million dollar endowment fund. The endowment fund, named the Forever Fund, will be secured prior to purchasing the property.

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

Housing stability for 15 previously homeless families with children.

8. Staff Review:

The request is for a commitment of funds to be used to purchase property as yet unspecified and represents an estimated 33% of the total cost to purchase 16 units.

Total Cost/Total Beneficiaries Equals: \$1,000,000 capital costs / 53 individuals = \$18,868

CD Office Funds/CD-Eligible Beneficiaries Equals: \$308,000 / 53 individuals = \$5,811

CD Office Funds as Percentage of Total Budget: 33%

Staff recommendation:

9. Approve \$308,000 in HOME funds in the form of a long-term deferred loan to purchase a total of 16 units of residential housing of which 6 will remain affordable by HOME standards. Purchase of the property for the Housing and Hope program should be completed by the end of 2011.

Technical and Regulatory Issues	Project information
Within unit, capital, mortgage limits	Yes
Within Subsidy layering limits/ analysis	Yes
Environmental Review issues	Unknown
Eligible project	Yes
Conflict of interest	Applies, nothing known currently
Church/State issues	No
Accessibility of program	Yes
Accessibility of structure	Yes
Lead-based paint issues	Will be required
Relocation/displacement	Not anticipated
Zoning restrictions	Not anticipated
Fair Labor Standards	No
Vulnerable populations	No
Matching Requirement	Yes
Period of Affordability for HOME funds	15 years
Site and neighborhood Standards	Unknown
Supplanting issues	No
Living wage issues	No
B.A.D. building process	Unknown
MBE goal	No, acquisition only
Aldermanic/neighborhood communication	Unknown as location not chosen
Management issues:	None known