

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

1. **Program Name:** Program B: Rental
2. **Agency Name:** Movin' Out, Inc.
3. **Requested Amounts:**            **2011:** \$330,000  
  **2012:** \$330,000                    **Prior Year Level:** \$180,000 for one year
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)**

Develop at least 11 units of affordable rental housing for people with disabilities incomes less than 50% of AMI.
7. **To what extent does the proposal meet the Objectives of the Community Development Program Goals and Priorities for 2011-2012?**

**Staff Comments:** This project meets the objective to create affordable rental housing.
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 problem identified is a lack of permanent, affordable rental housing for people with disabilities who have fixed incomes at a very low level. The program outlined would meet this need by providing at least 11 units of permanent, affordable rental housing. The steps outlined are clear and detailed and consistent with their past experience with this program.
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 proposal is to acquire or crate at least 11 rental housing units. The viability will depend on many factors including the housing market, the continued availability of support services for people with disabilities and the cost of rehab/construction. MOI has outlined a realistic two-year timeline depending on their ability to secure the tax credit and/or HUD-811 funding and the conditions of that funding. It may take more than two years to reach the final step of occupying the units.
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:** Three of four of the development staff have each worked more than 30 years developing housing for people with disabilities and the fourth has worked more than 10 years developing housing. The board, as well, has many years of experience either working with people with disabilities or in the housing field.
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 budget is both reasonable and realistic but depends heavily on obtaining other public funding.
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:** In 2010 MOI used 52 volunteers for 400 hours of service. Volunteers have included Madison Firefighters, Wisc. environmental groups and families. They also routinely secure pro-bono and reduced rate professional services from designers, lawyers, realtors and bankers.

MOI works closely with the Dane County Human Services Department to identify potential clients, and with Access to Independence, Fair Housing Council and other agencies providing services to people with disabilities. They have partnered with Operation Fresh Start for construction and rehab. services.

**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:** All of the households served include at least one member with a significant disability and all have incomes at less than 50% of AMI, most have fixed incomes at less than 30% AMI. MOI is working with Centro Hispano, the Urban League and the Hmong American Friendship Association to identify minority households in need of the services they offer. MOI works closely with the Dane County Human Services Department and other agencies serving people with disabilities to identify tenants and develop a permanent housing plan. They are generally able to tailor the development to meet the individual needs of the tenants identified.

**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:** MOI is requesting the maximum per unit amount of \$60,000 which will require a period of affordability longer than HOME limits.

**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:** Sites have not yet been identified. All of MOI's rental housing developments to date have been appropriate to the neighborhood. Many involve improving deteriorating housing for tenants already living in the units.

**16. Other comments:**

MOI is eligible to use the 15% of HOME funds that must be set aside for use by CHDO organizations.

MOI is flexible and resourceful in their approach to rental housing development. Although their client base is targeted and limited, the housing they develop has a positive impact on the neighborhood and creates permanent affordable units.

**Questions:**

**17. Staff Recommendation**

Not recommended for consideration

Recommend for consideration

Recommend with Qualifications

**Suggested Qualifications:**

1. Is the request for \$330,000 each year for a total of \$660,000 to be used by the end of 2012 or is it for \$330,000 only to be used by the end of 2012?
2. Does MOI have any plans for specific locations?
3. Are they planning on new construction or acquisition with rehab?