

**STAFF REVIEW OF PROPOSALS FOR  
COMMUNITY/NEIGHBORHOOD DEVELOPMENT RESERVE FUNDS  
(Housing Development Funds)**

- 1. Project Name/Title:** Hauk Marquette
- 2. Agency Name:** Habitat for Humanity of Dane County
- 3. Requested Amount:** \$200,000 in Housing Trust Funds
- 4. Project Type:**   X   New or        Continuing (Prior Year Level    \$   )

**5. Framework Plan Objective Most Directly Addressed by Proposed Activity:**

B. Housing for Buyers

**6. Product/Service Description:**

This proposal seeks Commission approval for \$200,000 of funds to assist in the land acquisition, which will enable the construction of 8 affordable housing units.

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

8 new affordable housing units for families at < 60% of the median income will be constructed, with resale and recapture covenants for future buyers.

**8. Staff Review:**

**Date of Review:**   02/27/08  

Habitat is seeking to buy three existing duplex buildings at the corner of Hauk and Marquette St. on the east side of Madison. The properties are all currently occupied, and the acquisition will therefore trigger relocation State requirements

The funds will be used for acquisition of the land and costs related to construction of the 8 new units and passed on as second mortgage loans to the homebuyers at the time of sale per the terms of the CD Office Program Framework.

**Total Cost/Total Beneficiaries Equals:** \$1,216,000/8 homes = \$152,000 per home

**CD Office Funds/CD-Eligible Beneficiaries Equals:** 8 homes for low income first-time homebuyers

**CD Office Funds as Percentage of Total Budget:** 16.4% of the land acquisition and building construction budget

**9. Staff Recommendation:**

Approve the request for Housing Trust Funds for the acquisition of the land contingent upon Habitat providing a full State approved relocation plan and budget with funds sufficient to cover all relocation costs associated with the approved relocation plan.

Require Habitat to pass the funds through to the buyers as long term deferred loans held by the City, following the underwriting and security rules of the CD Office Program Framework.

Require 1 of the duplex or town home units, which they intend to construct to be constructed to meet the accessibility needs of a person or household with disabilities.

Technical and Regulatory Issues	Project information
<b>Within unit, capital, mortgage limits</b>	Yes
<b>Within Subsidy layering limits</b>	Yes
<b>Environmental Review issues</b>	Currently has flood plain issues which must be resolved as part of the project design
<b>Eligible project</b>	Yes
<b>Conflict of interest</b>	None reported
<b>Church/State issues</b>	No
<b>Accessibility of program</b>	Addresses this requirement
<b>Accessibility of structure</b>	At least 1 of the houses will be constructed for a disabled household
<b>Lead-based paint issues</b>	None identified (new construction)
<b>Relocation/displacement</b>	Yes – Require State Approved Relocation plan and budget sufficient to cover all relocation costs associated with the project.
<b>Zoning restrictions</b>	No
<b>Fair Labor Standards</b>	No
<b>Vulnerable populations</b>	No
<b>Matching Requirement</b>	No
<b>Period of Affordability for HOME funds</b>	None
<b>Supplanting issues</b>	None
<b>Living wage issues</b>	Would need to meet this requirement
<b>B.A.D. building process</b>	Not applicable
<b>MBE goal</b>	Not applicable
<b>Aldermanic/neighborhood communication</b>	Alder Palm is very supportive of project (see attached letter)
<b>Management issues:</b>	None