

Application for Neighborhood and Community Development Funds

Submit original and 23 complete copies of this application to the CDBG Office by 4:30 p.m. on the 15th of the month, to be reviewed by the CDBG Committee on the first Thursday of the following month. **When possible, please duplex your original and copies and send an electronic version to the assigned project manager (if known).**

Program Title: Northpointe Apartments Amount Requested: \$ 200,000
Agency: Future Madison Northpointe, Inc.
Address: PO Box 620800, Middleton, WI 53562-0800
Contact Person: Kurt Wolff Telephone: 836.2920
Email: Kurt.wolff@meridiangroupinc.net Fax: 836.8021

1. **Program Abstract:** Provide an overview of the project. Identify the community need to be addressed. Summarize the program's major purpose in terms of need to be addressed, the goals, procedures to be utilized, and the expected outcomes. Limit response to 150 words.

In December 1995, Future Madison Northpointe, Inc. (Future Madison) acquired three eight-unit buildings in the Northpointe neighborhood. This was the third phase of acquisition/rehab by Future Madison in the Northpointe neighborhood. The original source of funds for the third Northpointe phase included bank debt and \$300,000 of HOME funds provided through CDBG.

Future Madison is now selling two of these eight-unit buildings to The Road Home. The sales proceeds will retire existing bank debt and approximately \$200,000 of the \$300,000 in Home funds. Future Madison requests that the \$200,000 of Home Funds be rolled over to rehab units on the first phase of Northpointe.

The first phase of the Northpointe acquisition/rehab began in 1993 when Future Madison acquired 64 units in eight buildings. It has been over 15 years since that acquisition/rehab of the Northpointe first phase and the buildings/units are in need of capital improvements. Specifically the \$200,000 will be used for new kitchen cabinets, bathrooms, furnaces, parking lots and building exteriors at two of the buildings.

2. **Target Population:** Identify the projected target population for this program in terms of age, residency, race, income eligibility criteria, and other unique characteristics or sub-groups.

Low income households under 80% of the county median income.

160 # unduplicated individuals estimated to be served by this project.

 # unduplicated households estimated to be served by this project.

3. Program Objectives: The 5-Year Plan lists 9 project objectives (A through N). Circle the one most applicable to your proposal and describe how this project addresses that objective.

- | | |
|---|--------------------------------|
| A. Housing – Existing Owner-Occupied | G. Neighborhood Civic Places |
| B. Housing – For Buyers | K. Community-based Facilities |
| <u>C. Housing – Rental Housing</u> | L. Neighborhood Revitalization |
| E. Economic Dev. – Business Creating Jobs | N. Access to Housing Resources |
| F. Economic Dev. – Micro-enterprise | |

Future Madison provides rental housing to low Income households that is consistent with local priorities and how Home funds are applied.

4. Fund Objectives: Check the fund program objective which this project meets. (Check all for which you seek funding.)

- | | | | |
|-----------------------|---|----------|---|
| Acquisition/
Rehab | <input type="checkbox"/> New Construction, Acquisition,
Expansion of Existing Building | Futures | <input type="checkbox"/> Prototype |
| | <input type="checkbox"/> Accessibility | | <input type="checkbox"/> Feasibility Study |
| | <input type="checkbox"/> Maintenance/Rehab | | <input type="checkbox"/> Revitalization Opportunity |
| | <input type="checkbox"/> Other | | <input type="checkbox"/> New Method or Approach |
| Housing | <input checked="" type="checkbox"/> Rental Housing | Homeless | <input type="checkbox"/> Housing |
| | <input type="checkbox"/> Housing For Buyers | | <input type="checkbox"/> Services |

5. Budget: Summarize your project budget by estimated costs, revenue, and fund source.

EXPENDITURES	TOTAL PROJECT COSTS	AMOUNT OF CD REVENUES	AMOUNT OF NON-CD REVENUES	SOURCE OF NON-CD FUNDED PORTION
A. Personnel Costs				
1. Salaries/Wages (attach detail)				
2. Fringe Benefits				
3. Payroll Taxes				
B. Non-Personnel Costs				
1. Office Supplies/Postage				
2. Telephone				
3. Rent/Utilities				
4. Professional Fees & Contract Services				
5. Work Supplies and Tools				
6. Other:				
C. Capital Budget Expenditures (Detail in attachment C)				
1. Capital Cost of Assistance to Individuals (Loans)				
2. Other Capital Costs:		200,000		
D. TOTAL (A+B+C)				
		200,000		

Estimated Month of Completion
(If applicable)

6. Action Plan/Timetable

Describe the major actors and activities, sequence, and service location, days and hours which will be used to achieve the outcomes listed in # 1.

Use the following format:
(Who) will do (what) to (whom and how many) (when) (where) (how often). A flowchart may be helpful.

It is anticipated that the sale to the Road Home will be completed in October 2009. The rolled over Home funds will be used for rehab on buildings in the first phase of Northpointe. Work will begin shortly after the Road Home closing. The rehab is expected to be completed in three to six months dependent on weather. Future Madison will hire Meridian Group, Inc. to oversee the rehab, obtain bids and select contractors.

7. What was the response of the alderperson of the district to the project?
 Doug Strub met with Alder Schumacher in July to discuss the potential sale of the two eight unit buildings to Road Home as well as Future Madison doing additional rehab on the buildings from the first Northpointe phase. Alder Schumacher was in favor of the plan.

8. Does agency seek funds for property acquisition and/or rehab? [If applicable, describe the amount of funds committed or proposed to be used to meet the 25% match requirements (HOME or ESG) with its qualifications.]

No Complete Attachment A
 Yes Complete Attachment B and C and one of the following:
 D Facilities
 E Housing for Buyers
 F Rental Housing and Proforma

9. Do you qualify as a Community Housing Development Organization (CHDO)? (See attachment G for qualifications.)

No Yes - Complete Attachment G

10. Do you seek Scattered Site Acquisition Funds for acquisition of service-enriched housing?

No Yes - Complete Attachment B, C, F, and H

11. Do you seek ESG funds for services to homeless persons?

No Yes - Complete Attachment I

12. This proposal is hereby submitted with the approval of the Board of Directors/Department Head and with the knowledge of the agency executive director, and includes the following:

<input type="checkbox"/> Future Fund (Attachment A)	<input type="checkbox"/> Housing for Resale (Attachment E)
<input checked="" type="checkbox"/> Property Description (Attachment B)	<input checked="" type="checkbox"/> Rental Housing and Proforma (Attachment F)
<input checked="" type="checkbox"/> Capital Budget (Attachment C)	<input type="checkbox"/> CHDO (Attachment G)
<input type="checkbox"/> Community Service Facility (Attachment D)	<input type="checkbox"/> Scattered Site Funds Addendum (Attachment H)
	<input type="checkbox"/> ESG Funding Addendum (Attachment I)

Signature: Gerald J. Ring Date: 8/24/09
 President-Board of Directors/Department Head

Signature: Doug Strub Date: 8/24/09
 Executive Director

For additional information or assistance in completing this application, please contact the CD Office at 267-0740.

ATTACHMENT B

COMPLETE IF PROJECT INVOLVES PURCHASE, REHAB, OR CONSTRUCTION OF ANY REAL PROPERTY:
 INFORMATION CONCERNING PROPOSALS INVOLVING REAL PROPERTY

ADDRESS	ACTIVITY (Circle Each Applicable Phase)	NUMBER OF UNITS		Number of Units Currently Occupied	Number of Tenants To Be Displaced?	APPRAISED VALUE:		PURCHASE PRICE (If Applicable)	ACCESSIBLE TO INDIVIDUALS WITH PHYSICAL HANDICAPS?		PRIOR USE OF CD FUNDS IN BUILDING?
		Prior to Purchase	After Project			Current	After Rehab/ Construction		Currently?	Post-project?	
601 Vera Ct	Purchase Rehab Construct	5	5	5	0				No	No	No
3806 Peterle Pl	Purchase Rehab Construct	6	6	6	0				No	No	No
	Purchase Rehab Construct										

CAPITAL BUDGET

Amount and Source of Funding: ***	TOTAL PROJECT/CAPITAL BUDGET (include all fund sources)		TOTAL PROJECT/CAPITAL BUDGET (include all fund sources)	
	Amount	Source/Terms**	Amount	Source/Terms**
Acquisition Costs:				
Acquisition				
Title Insurance and Recording				
Appraisal				
*Pred/perm/feasibility/market study				
Survey				
*Marketing/Affirmative Marketing				
Relocation				
Other:				
Construction:				
Construction Costs	200,000			
Soils/site preparation				
Construction management				
Landscaping, play lots, sign				
Const interest				
Permits; print plans/specs				
Other:				
Fees:				
Architect				
Engineering				
*Accounting				
*Legal				
*Development Fee				
*Leasing Fee				
Other:				
Project Contingency:				
Furnishings:				
Reserves Funded from Capital:				
Operating Reserve				
Replacement Reserve				
Maintenance Reserve				
Vacancy Reserve				
Lease Up Reserve				
Other (specify):				
Other (specify):				
TOTAL COSTS:	200,000			

* If CDBG funds are used for items with an *, the total cost of these items may not exceed 15% of the CDBG amount.
 ** Note: Each amount for each source must be listed separately, i.e. Acquisition: \$30,000 HOME, \$125,000 CRF.
 *** Identify if grant or loan and terms.

RESIDENTIAL RENTAL PROPERTY

A. Provide the following information for rental properties:

Table A: RENTAL						
		Site 1		Site 2		Site 3
Unit #	# of Bedrooms	Amount of CD \$	Use of CD Funds*	Monthly Unit Rent	Includes Utilities?	Household Income Category
6011	2			590	No	<80%
6012	2			565	No	<80%
6014	2			585	No	<80%
6016	2			580	No	<80%
6018	2			565	No	<80%
38061	2			570	No	<80%
38062	2			595	No	<80%
38064	2			650	No	<80%
38065	2			590	No	<80%
38066	2			550	No	<80%
38067	2			600	No	<80%

B. Indicate how the project will demonstrate that the housing units will meet housing and code standards. Future Madison has owned units in the Northpointe neighborhood since 1993. While the units currently meet housing and code standards the rehab work being planned will ensure this housing stock is maintained going forward.

C. Describe briefly your tenant selection criteria and process. The tenant selection plan includes statements on fair housing, reasonable accommodations and privacy. It lays out how applications are accepted and rejected as well as the screening criteria used. The tenant selection plan also provided information on income verifications, unit inspections and security deposits.

D. Does the project include plans to provide support services to assisted residents or to link assisted residents to appropriate services? If yes, describe. No.