

**2016 STAFF REVIEW OF PROPOSALS FOR
COMMUNITY/NEIGHBORHOOD DEVELOPMENT RESERVE FUNDS
(Housing Development Funds, Facility Acquisition/Rehab Funds, Futures Funds)**

1. **Project Name/Title:** Project Manager for Neighborhood Center Development
2. **Agency Name:** Vera Court Neighborhood Center, Inc
(on behalf of Bridge-Lake Point-Waunona Neighborhood Center)
3. **Requested Amount:** \$20,000
4. **Project Type:** New Continuing

5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:** This proposal meets the requirements of the Futures Fund Reserve Fund which states "Projects must help a non-profit community agency address a short-lived revitalization opportunity which also addressing one of the CD objectives."

6. **Product/Service Description:** The operator of the Bridge-Lake Point-Waunona Neighborhood Center will hire a project manager to coordinate the development and construction of a new neighborhood center. Duties will include working with organizations and individuals involved in the project, including the residents, the developer, the architect, the City and the center operator.

7. **Anticipated Accomplishments (Numbers/Type/Outcome):** The result of this project will be a well-planned, neighborhood designed and well-managed new construction neighborhood center that meets the needs of neighborhood residents.

Staff Review:

Movin' Out and Mirus Partners have received Low-Income-Housing-Tax-Credits and City Affordable Housing Funds for the development of a housing project on two sites in the Bridge-Lake Point-Waunona neighborhood. One of the sites is where the neighborhood center is currently located. The developer's plans are to demolish the existing center and offer space for a replacement center at the second site.

The replacement center will increase the available space from about 5,000 SF to 14,000 SF. This is a great revitalization opportunity for the neighborhood, but will require a major effort on the part of the center. Because the existing center building will be demolished, the center will be involved in managing the development of a new center. Currently the organization does not have anyone on staff or the funds budgeted to manage such a task. This proposal requests funds to hire someone to manage the project to ensure it is done efficiently and correctly

8. The Project Manager will be responsible for coordinating all aspects of center development, including ensuring coordination between the neighborhood, program providers, the developer, the architect, the builder, the City, the alder and the center. The City anticipates this coordination, if done correctly, will require someone who is familiar with development/construction projects and has the dedicated time to make sure all the players are involved at the appropriate times.

The Project Manager will also be responsible for procuring furnishings necessary for the new center, coordinating delivery and placement, and managing program schedules to ensure a smooth transition from the existing center to the new center.

The Community Development Division's *Futures Fund Reserve* is available to assist with short-lived revitalization opportunities while also addressing one of the division's adopted Community Development Objectives. If a neighborhood center is to continue to exist in the Bridge-Lake Point-Waunona neighborhood, and if the opportunity can be seized to take advantage of the offer of a larger center space, it must be done quickly and on the timeline of the current housing developer. Expertise in the development/construction area is critical. The proposed project also addresses one of the division's other Community Development Objectives - creating neighborhood centers in lower- income neighborhood that serve as neighborhood focal points or help residents develop skills or take advantage of opportunities that will strengthen neighborhoods.

- Total Cost/Total Beneficiaries Equals:** \$20,000/7,000 residents = \$2.86/per resident
CD Office Funds/CD-Eligible Beneficiaries Equals: same as above
CD Office Funds as Percentage of Total Budget: 100%
9. **Staff recommendation:** Fund in the amount of \$20,000