

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

1. **Program Name:** Stein Apartment Rehab
2. **Agency Name:** Goodwill Industries of South Central Wisconsin, Inc.
3. **Requested Amounts:** 2011: \$50,000
 2012: \$0 **Prior Year Level:** \$0
4. **Project Type:** New Continuing
5. **Framework Plan Objective Most Directly Addressed by Proposed by Activity:**
 - A. Housing – Owner – occupied housing
 - B. Housing – Housing for homebuyers
 - D. Housing – Rental housing
 - E. Business development and job creation
 - F. Economic development of small businesses
 - L. Revitalization of strategic areas
 - J. Improvement of services to homeless and special populations
 - X. Access to Resources
 - K. Physical improvement of community service facilities
6. **Anticipated Accomplishments (Proposed Service Goals)**

Replace windows, kitchen appliances (stove and refrigerator), floor coverings and air conditioners in 10 units of housing, 9 units occupied by persons with serious mental illness and incomes at or below 50% AMI
7. **To what extent does the proposal meet the Objectives of the Community Development Program Goals and Priorities for 2011-2012?**

Staff Comments: Outcome objective D - Rental Housing. Expand the number of affordable housing rental units and/or improve the quality and/or diversity of units available to lower income individuals throughout the community. Proposal would rehabilitate 9 units for persons with mental illness and incomes less than 50% AMI and 1 unit occupied by an on-site supervisor.
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: Proposal is for minor rehabilitation of units in the 10 unit building with a completion date of May 2011.
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: Proposal is to improve the living environment of 9 tenants with mental illness and 1 on-site supervisor. The improvements are also intended to increase energy efficiency making the units not only more comfortable but keep operation costs down.
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: Goodwill has a good track record in creating and operating group homes and apartment buildings for the target population. Staff charged with this project, have many years experience in this 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 costs are estimated at \$5,000 per unit.
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: Goodwill has a long history of collaboration in the community in accomplishing their mission of employing persons with developmental disabilities, housing persons with mental illness and operating multiple thrift store operations to provide funding for their programs and employment opportunities for persons with disabilities.
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: One of the units is currently accessible for physically handicapped. Goodwill hires staff who are able to work with diverse populations.

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: Goodwill receives a significant amount of public funding and is familiar with the accompanying federal regulations.

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: Proposal is to make improvements to existing property at 301 N. Third Street in Madison. Goodwill has operated at this site for several years.

16. Other comments:

Project would be eligible for funding through CDBG Office funds; specific eligibility requirements regarding rent and tenant income would be tied to specific federal or local funding source. Use of CDBG funds would require that the appliances (and air conditioners if not part of a central system) be counted as part of the 15% public services cap. Project is eligible to receive HOME funds except for the purchase of appliances which are not an eligible cost. Project is not eligible for Affordable Housing Trust Fund money as the ordinance is currently written; however, if the current draft was passed, it would likely be eligible.

According to the Framework, "existing not-for-profit housing is eligible only for funds available through the Housing Development Reserve Fund". The Commission could waive the Framework and consider this project as part of the summer funding process OR Goodwill's project could be considered for HOME or CDBG funding through the Reserve Fund.

Questions:

1. Proposal indicates that Goodwill is unable to contribute matching funds for this project stating that all available funds are being utilized for other major repairs like roof replacement.
2. Are these projects (e.g. roof replacement) currently or recently been done at this property?
3. Has Goodwill recently completed any other rehab projects at this property?

17. Staff Recommendation

Not recommended for consideration

Recommend for consideration

Recommend with Qualifications

Suggested Qualifications: See above "Other Comments"