

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

1. **Program Name:** MACLT Deep Green Retrofit Program

2. **Agency Name:** MACLT

3. **Requested Amounts:** 2011: \$60,000
 2012: \$60,000 **Prior Year Level:** \$0

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 checked="" type="checkbox"/> B. Housing – Housing for homebuyers | <input type="checkbox"/> X. Access to Resources |
| <input 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)**

Provide 2 rehabilitated homes over a two year period to LMI households. These homes will be rehabbed to be up to date on energy efficiency standards.

7. **To what extent does the proposal meet the Objectives of the Community Development Program Goals and Priorities for 2011-2012?**

Staff Comments: Objective B- Housing for Buyers. Increase homeownership opportunities for low and moderate income households. MACLT will use funds for acquisition and rehab to provide more affordable housing in City of Madison. The application plans to find interested homeowners who will work with MACLT to find a property in City of Madison which MACLT will then purchase the land with CDBG funds and rehab the units with energy efficiency upgrades.

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: This program will provide more affordable housing while helping to improve the current housing stock. Energy efficient homes will provide LMI households with lower energy bills and rehab will provide future generations with a durable unit. At the beginning of the process MACLT plans to find qualified homebuyers (who are able to get first mortgage financing) MACLT will work with them throughout the process of purchase and renovation. This will help with costs of marketing to eligible households and MACLT having to hold on to empty housing stock once rehab is completed.

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: Program activities will begin with qualifying a potential homebuyer and then construction will start 4 months later.

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: MACLT has had experience with CDBG funded projects in the past but have had difficulty meeting proposed budgets and timelines. The Executive Director is new this year but has 10 years of experience in construction applied specifically to affordable housing programs. Members of the board have a strong connection with the first time homebuyer market in Dane County. MACLT is currently using this model of acquisition and rehab through NSP funds offered through CDBG office. The NSP project is going well and is on time to be finished within the timeframes expressed by MACLT.

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: CDBG funds are 36% of the total funds to be leveraged on this project. MACLT does plan on getting traditional financing from a local lender. This budget is reasonable for a moderate home in City of Madison. MACLT will look at leveraging costs with sweat-equity from area student building programs.

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: MACLT has been working with area experts such as MG&E and Focus on Energy to get the most up to date standards in energy upgrades. They will continue working with area non-profits and student building programs when completing rehab. They hope to infuse as much sweat-equity as possible in the project to preserve cash for materials.

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: Program will be open to all LMI families who qualify. They encourage diverse families to apply and will supply translators when needed. MACLT will make design adaptations for accessibility as needed.

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: MACLT is familiar with CDBG underwriting guidelines. Proposal requests the max amount of CDBG funds to be leveraged into each unit. The project incorporates energy efficiency into the design. MACLT will also assure housing affordability for 98 years which is greater than the current HOME limits of 25 years. All approved means of meeting the max \$60,000 per unit.

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 been determined yet; will be looking in older working class neighborhoods in City of Madison.

16. Other comments: MACLT and Common Wealth are in discussion to merge into one non-profit.

Questions:

1. Provide more detail on minimum amount of funds expected to be used on energy efficiency upgrades and what activities are proposed to be done for energy efficiency?
2. How realistic is the recruitment of area student building programs for this project?
3. Program Objectives list a total of two units while Program Outcome in application list 4 units for each year?
4. Clarification on capital budget, Cost of doing project is lower than proposed purchase price. Does MACLT plan on taking a profit from the sale of these homes?
5. Agency overview has MACLT applying for 5 new programs for 2011-2012. Agency overview of staffing indicates the Land Trust will keep only one staff member (Executive Director) to administer all of the programs. Could this be an overload of time allocation for one staff member? How would the merger with Common Wealth Development help with this issue?
6. Time list March/April 2012 has build-out and closing. Will both homes be completed in 2012?

17. Staff Recommendation

Not recommended for consideration

Recommend for consideration

Recommend with Qualifications
Suggested Qualifications: