

**2009 STAFF REVIEW OF PROPOSALS FOR
COMMUNITY/NEIGHBORHOOD DEVELOPMENT RESERVE FUNDS
(Housing Development Funds, Affordable Housing Trust Funds, Facility Acquisition/Rehab Funds, Futures
Funds)**

1. **Project Name/Title:** 1109 Williamson Property Improvements
2. **Agency Name:** Madison Association of the Deaf, Inc.
3. **Requested Amount:** \$32,000
4. **Project Type:** X New or Continuing

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

K-1 Community and Neighborhood Facilities: Create or improve safe, accessible and well-maintained environments for the delivery of human and recreational services to the CDBG target population.

6. **Product/Service Description:**

The Madison Association of the Deaf (M.A.D.) owns and maintains a facility at 1109 Williamson where they provide educational and recreational space for Madison's deaf and hard of hearing population, many of whom have very low incomes. The facility is aging and needs many repairs to make it safe, code compliant and accessible including electrical upgrades, waterproofing in the lower level, floor repairs, repair of concrete walkways, installation of wheelchair ramps and exit/emergency fixtures.

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

M.A.D. regularly serves 80 LMI households with deaf or hard of hearing members.

8. **Staff Review:**

The facility owned by M.A.D. is badly in need of repairs related to flooding, electrical upgrades and wheelchair accessibility. Facility users generally have limited incomes based on social security disability and are unable to finance the improvements privately.

A couple of the items on M.A.D.'s list of improvements such as kitchen fan and carpet replacement are ordinary maintenance and not major rehab, energy, safety or accessibility related and should not be covered by CDBG funds under the terms of the 2009-2010 Program

M.A.D. will have to get an appraisal to document the post-rehab. value of the property. There are no outstanding liens on the property.

A waiver is requested to the framework requirement that repayment include a share of appreciated value.

Total Cost/Total Beneficiaries Equals:	32,000 / 80 = \$400
CD Office Funds/CD-Eligible Beneficiaries Equals:	\$400
CD Office Funds as Percentage of Total Budget:	100%

9. **Staff recommendation:**

Approve up to \$32,000 in CDBG funds as a long-term deferred loan under the terms of the 2009-2010 Program Funding Framework except that repayment will be equal to the original amount of the loan and not include a share of appreciated value. Provide funds only for those improvements related to safety, energy efficiency, accessibility or major improvements.

Technical and Regulatory Issues	Project information
Within unit, capital, mortgage limits	OK
Within Subsidy layering limits/ analysis	OK
Environmental Review issues	To be Determined
Eligible project	OK
Conflict of interest	No
Church/State issues	No
Accessibility of program	OK
Accessibility of structure	To be enhanced
Lead-based paint issues	No
Relocation/displacement	N/A
Zoning restrictions	No
Fair Labor Standards	Yes
Vulnerable populations	Yes
Matching Requirement	No
Period of Affordability for HOME funds	N/A
Site and neighborhood Standards	OK
IZ Enhancement Benefits or issues	N/A
Supplanting issues	No
Living wage issues	No
B.A.D. building process	No
MBE goal	Yes
Aldermanic/neighborhood communication	Yes
Management issues:	Must clear up delinquency with the State Dept. of Financial Institutions