

**2010 STAFF REVIEW OF PROPOSALS FOR
COMMUNITY/NEIGHBORHOOD DEVELOPMENT RESERVE FUNDS
(Housing Development Funds, Affordable Housing Trust Funds, Facility Acquisition/Rehab Funds, Futures
Funds)**

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1. **Project Name/Title:** Madison Apprenticeship Program (MAP) & Taylor's One Price Cleaners (TOP)
2. **Agency Name:** TJ's Independent Support Brokerage Firm, Inc. (TJ's)
3. **Requested Amount:** \$105,200
4. **Project Type:** New
5. **Framework Plan Objective Most Directly Addressed by Proposed Activity:**
K-1 - Community and Neighborhood Facilities. The application indicates that they are also applying for funds under Objective E – Economic Development, Business Creating Jobs. This project is not eligible under the objective because the CDD 2009-2010 Framework states that assistance will only be provided to properties that are or will be owned by the applicant.
6. **Product/Service Description:**
TJ's MAP program has provided life skills training to low-income individuals to help eradicate the cycle of poverty within our community for over 5 years. TJ's is now looking to expand their program by adding a dry cleaning business (TOP) which will provide hands-on training in; customer service, cash handling, dry cleaning, maintenance and janitorial. TJ's will lease then make leasehold improvements to a facility located at 4522 Verona Road, Madison, WI. This facility will house a new classroom and the dry cleaners which will deliver job skills classes and on-the-job training to low-income residents in the Allied Drive community and surrounding Madison neighborhoods.
7. **Anticipated Accomplishments (Numbers/Type/Outcome):**
The leasing and improvements of this facility will lead to the following results:
- Life skills, job training, and work experience for 60 unduplicated individuals
 - Create 6 FTE jobs.
 - Low cost, high quality, dry cleaning for 186,590 Madison residents.
8. **Staff Review:**
The 2007 Allied Area Comprehensive Neighborhood Revitalization Strategy states as a goal that the City will work with other public and private partners to help Allied residents overcome the major barriers to stable employment such as: lack of education, lack of a strong employment history, mental health issues, drug addiction, and a history of criminal activity. The proposed project would address these barriers in the Allied neighborhood and the City of Madison.
- The Community Development Division can provide to agencies renting space a cumulative total of \$25,000 under the Community and Neighborhood Facilities objective.
- It should be noted that a major redevelopment of the Verona Road interchange is slated for 2013 and will have an impact on businesses in the area.
- Total Cost/Total Beneficiaries Equals:** $\$947,881/60 = \$15,798$
CD Office Funds/CD-Eligible Beneficiaries Equals: $\$25,000/60 = \416
CD Office Funds as Percentage of Total Budget: 2.6%
- Staff recommendation:** Provide \$25,000 in CDBG funds as a 10 year forgivable loan. CDD will waive the 10 year lease requirement in lieu of a five year lease with a five year option. In the event that TJ's ends its lease agreement prior to 10 years they will be asked to pay back a pro-rated share of the loan. CDD will also require a written letter of approval from the landlord for the \$25,000 in improvements.
- Any funds provided will be contingent on the commitment of all funds needed for the project.

Technical and Regulatory Issues	Project information
Within unit, capital, mortgage limits	Yes
Within Subsidy layering limits/ analysis	Yes
Environmental Review issues	Will be done if approved
Eligible project	Yes
Conflict of interest	Will be done if approved
Church/State issues	No
Accessibility of program	Yes
Accessibility of structure	Yes
Lead-based paint issues	No
Relocation/displacement	NO
Zoning restrictions	NO
Fair Labor Standards	Will be done if approved
Vulnerable populations	Yes
Matching Requirement	No
Period of Affordability for HOME funds	N/A
Site and neighborhood Standards	
Supplanting issues	No
Living wage issues	Will be done if approved
MBE goal	Will be done if approved
Aldermanic/neighborhood communication	Yes
Management issues:	No