**2010 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:**   WYC Parking Lot Improvements
2. **Agency Name:**   Wisconsin Youth Company, Inc.
3. **Requested Amount:** $100,000
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:**

   Wisconsin Youth Company (WYC) provides programming for youth and families living in the Southwest Neighborhood at the Wisconsin Youth and Family Center, 1201 McKenna Blvd. The size and configuration of the existing parking lot at this facility restricts the use of the center and makes it difficult for buses and vans as well as cars to maneuver and park safely. The small parking lot has only one entrance which is off McKenna Blvd., a very busy arterial street. WYC is interested in creating an entrance on Gammon Lane to allow for a circular traffic pattern. They are also interested in increasing the number of regular and handicapped accessible parking stalls, improving the lighting, and improving parking for buses and vans.

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

   WYC currently serves 450 individuals in their youth programs about 99% of whom are African American. It is anticipated that improvements to the parking lot will encourage more senior and family groups to participate.

8. **Staff Review:**

   The existing parking lot at 1201 McKenna Blvd. is small and designed for much less traffic than currently uses the center. It was also designed during a time when there was less traffic on McKenna Blvd. Shuttle buses are forced to back up creating a dangerous situation. In addition, there are insufficient parking spaces for the number of people WYC would like to serve at the facility. The proposed parking lot improvements would create a circular traffic flow by establishing a second entrance on Gammon Lane. This plus improved lighting and expanded parking stalls will improve the safety and general accessibility of the facility.

   The Community Development Division provides $52,402 in Facility Use funding to WYC for this facility along with about $87,874 for various programs.

   The Southwest Neighborhood Plan adopted in January 2008 identified increasing the use of the Wisconsin Youth and Family Center as a strategy for improving the neighborhood. Improvements to the parking lot will help to meet this goal.

   While WYC requested $100,000 in CDBG funds for this project, there is only $50,000 available for this project at this time. WYC will finance the balance of the costs through conventional borrowing.

   Total Cost/Total Beneficiaries Equals: $198,601/450 = $441
   CD Office Funds/CD-Eligible Beneficiaries Equals: $50,000/450 = $111
   CD Office Funds as Percentage of Total Budget: 25%
   Staff recommendation:

9. Provide $50,000 in CDBG funds as a long-term deferred loan under the terms of the 2009-2010 Program Funding Framework.

Technical and Regulatory Issues	Project information
Within unit, capital, mortgage limits	Yes
Within Subsidy layering limits/ analysis	Yes
Environmental Review issues	No
Eligible project	Yes
Conflict of interest	No
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	Yes
Vulnerable populations	Yes
Matching Requirement	No
Period of Affordability for HOME funds	N/A
Site and neighborhood Standards	N/A
Supplanting issues	No
Living wage issues	Yes
B.A.D. building process	No
MBE goal	Yes. Goal must be set for construction.
Aldermanic/neighborhood communication	Yes
Management issues:	No