



Legislation Text

File #: 04567, **Version:** 1

Fiscal Note

\$50,000 in Federal HOME funds is available in the Housing Development Fund. Expenses will not be counted toward the State expenditure control limits.

Title

Approving the provision of \$50,000 in Federal HOME funds to assist Wisconsin Initiatives in Sustainable Housing acquire housing and authorizing the Mayor and City Clerk to sign an agreement to implement the project.

Body

BACKGROUND:

Wisconsin Initiatives in Sustainable Housing (WISH) is a community-based organization established to help people with disabilities secure more stable rental housing. WISH has been active in acquiring and managing rental housing long term for people with disabilities. The organization currently owns 8 units of housing and serves 10 people.

PROJECT:

WISH will purchase and make accessibility modifications to a unit on Ponwood Circle to provide long-term housing for two people with disabilities. WISH proposes to acquire the property and maintain in as long-term rental housing for people with disabilities.

ACTION:

WHEREAS, the Common Council has adopted a five-year Community and Neighborhood Development Plan which identifies affordable housing as a critical issue within the community, and outlines a set of strategies and priorities to address those problems using community-based groups;

WHEREAS, the HOME Program, as amended, and its implementing regulations located at 24 CFR 92.200 ff., permit the City of Madison to help community agencies that create affordable housing for lower income persons; and

WHEREAS the City has \$50,000 in Federal HOME funds within its Housing Development Fund available to provide long term affordable housing to lower income households,

WHEREAS, CD staff and the CDBG Commission have reviewed this proposal for funds and find that it furthers the goals of the CD program expressed in the Five-Year Community and Neighborhood Development Plan;

NOW, THEREFORE, BE IT RESOLVED that the Common Council approve the provision of funds for the following project and authorize the Mayor and the City Clerk to enter into an agreement with:

Wisconsin Initiatives in Sustainable Housing, Inc. or its affiliated limited liability corporations or trusts for up to \$50,000 in HOME and Match funds to help acquire a property on Ponwood Circle for use as longer-term affordable housing.

BE IT FURTHER RESOLVED that the assistance be offered on terms adopted in the 2005-2006 Community Development Program Framework, such that the capitalized assistance to the organization be offered in the form of a deferred payment loan payable upon change of use, transfer, or sale, with repayment equal to the greater of the amount of CDBG, HOME, ESG, and City funds invested in the properties or the percent of appraised value that the CDBG, HOME, ESG, and City funds represent in the value of the properties.

NOTE: A complete Project Proposal is available in the Council Office or from the CDBG Office by calling 267-0740.