



Legislation Text

File #: 22810, **Version:** 1

Fiscal Note

Federal Housing reserve funds totaling \$37,000 for the project are included in the 2011 adopted operating budget of the Community Development Division. No additional appropriation is required.

Title

Approve use of up to \$27,707 in HOME and \$9,293 in Home Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 301 N. Third Street in the form of a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement and authorize the Mayor and City Clerk to sign any agreements required as part of this project.

Body

Background: Goodwill Industries of South Central Wisconsin, Inc. has been providing housing for individuals with a primary diagnosis of schizophrenia, bipolar disorder, and major depression for 30 years. Stein Apartments was built in 1988 to provide housing for chronically mentally ill individuals who meet HUD's income eligibility and has been managed by Goodwill since 1999 when it was acquired from the Mental Health Center of Dane County. The property is over 22 years old and needs repairs and replacements. The building consists of 9 one-bedroom units rented to income eligible persons with a mental illness diagnosis and 1 income eligible, on-site property supervisor who performs building maintenance and has day-to-day contact with residents. Tenancy in the building has been very stable. Support services for the tenants are provided on-site and include assistance with paying bills, completing activities of daily living, reminders of follow-up treatment recommendations, problem solving and daily support.

WHEREAS, CDBG staff and the CDBG Commission have reviewed this proposal and find that it furthers the goals expressed in the 2010-2014 Five Year Community and Neighborhood Development Plan and the 2011 Community Action Plan;

WHEREAS, the Stein Apartments are over 22 years old and need repair and this project will improve the quality of affordable rental housing for nine (9) persons with chronic mental illness and one (1) resident manager;

WHEREAS, Goodwill Industries has a solid record of responsible rental property development and housing operations for very-low income disabled persons;

NOW, THEREFORE BE IT RESOLVED that the Common Council approve up to \$27,707 in HOME and \$9,293 in Home Match funds to Goodwill Industries of South Central Wisconsin, Inc. to make improvements to 10 rental units located at 301 N. Third Street; the funds shall be a deferred loan secured by a mortgage, promissory note and land use restriction agreement with a 10-year affordability requirement; and authorize the Mayor and City Clerk to sign any agreements required as part of this project.