

**FY 2015 COMMUNITY DEVELOPMENT PROGRAM  
Staff Report**

<b>Project:</b> HOME Program Tenant-Based Rental Assistance Program Housing and Redevelopment Authority (HRA)				<b>Application Number:</b> 15-HM-01, Page 193		
<b>Consolidated Plan Objective:</b> Table 2C, Objective #3, "Provide tenant based rental assistance to homeless individuals and families."						
<b>FY 2015 Goal:</b> 23 Households		<b>Amount Requested:</b> \$130,000 HOME \$ 15,000 HOME Admin.		<b>Performance Indicator:</b> Households		
<b>Previous Awards and Spending Rates (as of 3/31/12 in the 2011 CAPER):</b>						
	<b>Award</b>	<b>Expended</b>	<b>Balance</b>	<b>Goal</b>	<b>Actual</b>	<b>(Verified) %LMI</b>
<b>2013</b>	\$135,000	\$135,000	0	20	35	100%
<b>2012</b>	\$136,450	\$136,450	0	20	26	100%
<b>2011</b>	\$104,500	\$91,065	0	17	27	100%

**1. Consolidated Plan Priority**

Con Plan Community Development Goals:

- Objective #3, "Provide tenant based rental assistance to homeless individuals and families."

Priority Community Development Needs:

- Tenant Based Rental Assistance for the homeless is identified as HIGH priority under the Consolidated Plan and under the 10-Year Plan to End Homelessness.

**2. Project Readiness**

- This is an on-going project that targets homeless families and singles identified through the ESG program and drawn from the existing HRA waiting list.
- Additional Actions Needed: None

**3. Project Impact and Delivery**

Achievement of Expected Results:

- The application describes the significance of this need for housing for the homeless.
- Results described are realistic and reasonable as program has far exceeded 5-year Consolidated Plan goal and has increased its goal over last year's goal.

Target Clientele:

- 100% participants will be homeless, very low-income families and individuals.

Outcome Measurements:

- HRA's TBRA program has annually exceeded its service goal of getting homeless families and individuals stably housed, thereby reducing homelessness. Through the TBRA program, people move from homelessness to stable housing. Many go

on to secure long-term stably housing through the Section 8/Housing Choice Voucher Program, which then allows another homeless family or individual to access stable housing through the TBRA program.

Number of Persons/Households to Benefit:

- The 2015 goal of serving 22 homeless households results in a home per unit cost of \$549 per household.

Business/Operations Plan Approach:

- This section was identified as N/A in the application.  
The overall application addresses a critical need for getting homeless families and individuals from the shelters and streets into affordable, stable housing. The added value is that households later receive a Section 8 voucher and the TBRA assistance is then passed on to another homeless family.

#### **4. Financial Considerations**

Sufficiency and Leveraging of Resources:

- There are < \$1 for every dollar requested (<1:1 ratio)
- Funds not secured are the HOME program funds, which are the rental assistance funds for this project and comprise of 80% of the funding for TBRA assistance.

Fiscal Support and Viability:

- No audit findings and applicant appears to have more than sufficient amount of financial resources necessary to assure the operating viability of this project.

Project Budget Detail/Use of Funds:

- The budget appears accurate and adequately detailed for this program.
- Use of funds and program activities are complete and clearly documented.

#### **5. Applicant Attributes**

Project /Program Management Ability and Capacity:

- The applicant has clearly demonstrated that they possess the necessary qualifications, experience and capacity to operate the program.

Past Performance/Experience:

- The applicant has extensive experience with state and federal grant funds, and CDBG and HOME funds allocated to this agency have been well managed.

Quality of Application:

- The application is adequately written, includes observations and conclusions to support need.

#### **BONUS POINTS**

Collaborative or Joint Application: **Not Applicable**