

**FY 2015 COMMUNITY DEVELOPMENT PROGRAM  
Staff Report**

<b>Project:</b> CHDO Pre-development Center City Housing Corporation					<b>Application Number:</b> 15-CD-01 Page 199	
<b>Consolidated Plan Objective:</b> 1. Assist households to secure housing through affordable rental development						
<b>FY 2015 Goal:</b> Predevelopment activities for a 50 unit "hardest to house" building and for housing in the Health Care District			<b>Amount Requested:</b> \$27,000		<b>Performance Indicator:</b> Future Housing Project	
<b>Previous Awards and Spending Rates (as of 3/31/14 in the 2013 CAPER):</b>						
	<b>Award</b>	<b>Expended</b>	<b>Balance</b>	<b>Goal</b>	<b>Actual</b>	(Verified) <b>%LMI</b>
<b>2013</b>	13,000	13,000	0	1	1	100%
<b>2011</b>	17,999	17,999	0	1	1	100%
<b>2010</b>	15,000	15,000	0	1	1	100%

**1. Consolidated Plan Priority**

Con Plan Community Development Goals:

- This is an activity identified in the Consistent with Consolidated Plan goal # 1 "Assist households to secure housing through affordable rental development." It also meets the Special Needs objective #28, "Create additional permanent supportive housing units for chronically homeless or persons with special needs."

Priority Community Development Needs:

- The need for housing for very low income (typically are the hardest to house) is ranked as a High priority item. In relation for affordable housing for moderate income people (ie the Health Care District project), need for housing for people at 31-50% of the median income is also a High priority, while housing for people making 51- 80% is a median priority.

**2. Project Readiness**

Timely Completion/Expenditure of Funds:

- Center City Housing Corporation has employees experienced in rental development on staff. It is highly probably that the funds will be expended by March 31, 2016. Center City has kept their certification as a Community Housing Development Organization (CHDO).

Additional Actions Needed: None

**3. Project Impact and Delivery**

Achievement of Expected Results:

- Applicant explains the significance of the need, and provides detail and rationale for their development projects.

Target Clientele:

- Target clientele is 100% low- to moderate-income persons.

Outcome Measurements:

- Applicant has met previous pre-development goals. Proposed outcomes are realistic and of importance to the community.

Number of Persons/Households to Benefit:

- Since this application is for pre-development, there is no specific number of households at this time. Pre-development grant awards are reimbursed on a per outcome basis, as outcomes are achieved.

Business/Operations Plan Approach:

- Center's City approach is to minimize public dollars for operating expenses, instead of using them for project capital. The two certified Duluth CHDO's that qualify for this assistance, One Roof and Center City Housing, have agreed to alternate requests for operating support.

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

Sufficiency and Leveraging of Resources:

- The application does not list any other funding sources, but states that there overall budget is \$5,433,625, and this application represents 0.5% of that amount.

Fiscal Support and Viability:

- No audit findings. Payment requests have been accurate and timely.

Project Budget Detail/Use of Funds:

- Although funds will be paid on the basis of achievement of outcomes, the actual expenses proposed are salary and fringe for staff. HOME funds will pay for work performed by the Executive Director, Operations Manager, and Supportive Housing Specialist. The budget doesn't itemize costs for other pre-development activities.

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

Project /Program Management Ability and Capacity:

- The City has certified Center City Housing as capable in undertaking housing development using HOME program funding.
- The organization has operated for more than 12 years, and the development team is experienced in producing rental and homeowner projects.

Past Performance/Experience:

- Applicant has extensive experience managing federal funds and development projects.

Quality of Application:

- The application is adequately written, but has minimal budget detail and shows no leverage of the requested HOME funds.

**BONUS POINTS - N/A**