

**FY 2015 COMMUNITY DEVELOPMENT PROGRAM
Staff Report**

Project: Central Hillside Center Rehabilitation Housing Resource Center				Application Number: 15-PF-04 Page 91		
Consolidated Plan Objective: 10: Assist neighborhood facilities that provide vital services with accessibility improvements and/or repairs due to flood damage						
FY 2015 Goal: One Facility		Amount Requested: \$68,000		Performance Indicator: Upgrade Facility		
Previous Awards and Spending Rates (as of 3/31/14 in the 2013 CAPER):						
	Award	Expended	Balance	Goal	Actual	(Verified) %LMI
2013	NA					
2012	NA					
2011	NA					

1. Consolidated Plan Priority

Con Plan Community Development Goals:

- This proposed activity best fits Consolidated Plan Objective #10, “assist neighborhood facilities that provide vital services with accessibility improvements and/or repairs due to flood damage,” however the application did not adequately describe how the proposed improvements would increase accessibility.

Priority Community Development Needs:

- Neighborhood facilities are listed as a high priority in Table 2B.

2. Project Readiness

Timely Completion/Expenditure of Funds:

- The application did not provide a construction schedule; however there are growth pressures due to staffing to have the rehabilitation begin this fall. It is highly probable that the funds will be expended by March 31, 2016.

Additional Actions Needed: Yes, it is important to note that this building is owned by the City of Duluth and any renovation will need City approval.

3. Project Impact and Delivery

Achievement of Expected Results:

- Applicant explains the significance of the need, and provides detail and rationale for the rehabilitation.

Target Clientele:

- The location of the facility is in a CDBG eligible neighborhood. Target clientele is 90% low-to moderate-income persons.

Outcome Measurements:

- The proposed outcomes are realistic and of importance to the community.

Number of Persons/Households to Benefit:

- The application states that over 500 LMI homeowners, buyers and renters are served per year at this location. The application did not provide a number on how many people use or would use this facility in the evening or weekends. Using the numbers provided, the $\$68,000/500=\136 per person benefit.

Business/Operations Plan Approach:

- The application appears to identify most of the major critical issues and factors to implement the construction.

4. Financial Considerations

Sufficiency and Leveraging of Resources:

- The CDBG funding would cover 48% of the construction costs, the remainder of the funding would be from other public entities and private funding. \$24,000 has been secured for this project. The project is mostly reliant on the requested CDBG funds to finance with minimal leveraging. (<1:1 ratio).

Fiscal Support and Viability:

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

Project Budget Detail/Use of Funds:

- The project budget appears accurate, comprehensive and detailed. The project budget schedule is presented logically and is mathematically accurate.

5. Applicant Attributes

Project /Program Management Ability and Capacity:

- The applicant clearly documents the necessary competencies and management capacity for this project.

Past Performance/Experience:

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

Quality of Application:

- The application is adequately written, but could have provided more detail on how the public and people with disabilities would benefit from this project.

BONUS POINTS - No