

**FY 2015 COMMUNITY DEVELOPMENT PROGRAM  
Staff Report**

<b>Project:</b> Housing Access Center – One Roof				<b>Application Number:</b> 15-PS-05, page 129		
<b>Consolidated Plan Objective:</b> Table 2B – Objective 19 “Provide tenant / landlord mediation services to avoid or prevent evictions.”						
<b>FY 2015 Goal:</b> 200 Households		<b>Amount Requested:</b> \$60,000		<b>Performance Indicator:</b> Households		
<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>	<b>(Verified) %LMI</b>
<b>2013</b>	N/A					
<b>2012</b>	N/A					
<b>2011</b>	N/A					

**NOTE:** Housing Access Center (HAC) program was last funded by CDBG in the 2010 program year. The program ended in 2011.

**1. Consolidated Plan Priority**

Con Plan Community Development Goals:

This activity is listed in Table 2B, Objective 19 as “Provide tenant / landlord mediation services to avoid or prevent evictions.” Goal is to serve 200 households.

Priority Community Development Needs:

- Is listed in Table 2B as a Medium Priority.

**2. Project Readiness**

Timely Completion/Expenditure of Funds:

- HAC activities will be expansion of One Roof’s existing housing services.

Additional Actions Needed:

- Other funding has not been secured at the time of application. Reliance on CDBG and one other source of funds contributed to the demise of the HAC program.

**3. Project Impact and Delivery**

Impact / Achievement of Expected Results:

- HAC will provide education, mediation, and encourage responsibility by both renters and rental property managers. Service has been missing in the community.
- Application identifies low vacancy rate in Duluth, importance of stable housing for low income households.

Target Clientele:

- 80% AMI households and providers of affordable rental units. Service available to wider community, but CDBG will be used for eligible households.

#### Outcome Measurements:

- Estimate is 2/3 of households will retain or obtain housing. As a new program, outcomes are somewhat unpredictable.

#### Number of Persons/Households to Benefit:

- Program will serve 200 households.
- Per client CDBG Cost: \$300 / household.

#### Business/Operations Plan Approach:

- Broad community support and a mix of funding sources will be key to sustaining the program in the long term.
- HAC is a logical addition to the Housing Resource Connection.

### **4. Financial Considerations**

#### Sufficiency and Leveraging of Resources:

- Program has \$0 in secured funds for the project which puts it in the 2-1:1 ratio category.
- Anticipated leverage is \$1 public / private funding for each \$1 CDBG.

#### Fiscal Support and Viability:

- One Roof as an organization has no concerns from the city finance staff.
- CDBG funding should be contingent on securing additional dollars.

#### Project Budget Detail/Use of Funds

- Project Budget shows CDBG will go towards salary and fringe. Budget includes basic costs / expenditures.

### **5. Applicant Attributes**

#### Project /Program Management Ability and Capacity:

- As an organization, One Roof has shown capacity to administer government and private grants, and to successfully complete homeowner and rental developments.

#### Past Performance/Experience:

- One Roof currently provides a successful homebuyer education program which has been in operation for a number of years.

#### Quality of Application:

- Application seems accurate. As the re-establishment of a past program, this is similar to a “start-up” project in many ways. It appears the proposal is capitalizing on lessons learned from the closure of former HAC program.

### **BONUS POINTS – 0 points**