

**FY 2015 COMMUNITY DEVELOPMENT PROGRAM  
Staff Report**

<b>Project:</b> CLT New Construction One Roof Community Housing				<b>Application Number:</b> 16-HS-02 Page 15		
<b>Consolidated Plan Objective:</b> Assist families to become homeowners by increasing the supply of quality affordable single family housing units						
<b>FY 2015 Goal:</b> 20 to 150 households		<b>Amount Requested:</b> \$250,000		<b>Performance Indicator:</b> Housing Units		
<b>Previous Awards and Spending Rates (as of 3/31/15 in the 2014 CAPER):</b>						
	<b>Award</b>	<b>Expended</b>	<b>Balance</b>	<b>Goal</b>	<b>Actual</b>	(Verified) <b>%LMI</b>
NA						

**1. Consolidated Plan Priority**

-Con Plan Community Development Goals:

2.	<b>Activity</b>	<b>5 Year Goal (started in 2015 program yr)</b>	<b>2015 Contract (in progress)</b>	<b>2016 Application Goal (this application)</b>
	Rental units built	300	NA	NA
	Homeowner units built	50	2	<b>7 units</b> • It should be noted that there are 7 additional units described in other applications in the Housing Section.
	Homeowner Units Rehabbed	725	44	NA
	Rental units rehabbed	250	55	

**Project Readiness**

Timely Completion/Expenditure of Funds:

- One Roof Community Housing has employees experienced in housing development.

-Additional Actions Needed: Expenditure of funds has been an issue, resulting in contract extensions and alerts from HUD. The HRC is working on developing a Housing Progress Chart that would show all of the housing grants and deadlines to address this issue. Staff is concerned about the capacity and if it feasible that these 7 units will be built in a timely manner. Staff is concerned if there are a sufficient number of contractors who are able to do the work. Staff believes more explanation on capacity and addressing the HUD alert is needed.

Additional Actions Needed: A condition of approving this funding should be the development and implementation of the Housing Progress Chart by January 2016. An explanation of capacity is needed.

### **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:

- The proposed outcomes are realistic and of importance to the community. There has been no previous scoring for One Roof Community Housing.

Number of Persons/Households to Benefit:

- The goal is to acquire and rehab and resale 7 community land trust units, it is expected that 5 units will each have \$40,000 invested in them, while the remaining two units will each have \$25,000 of investment.

Business/Operations Plan Approach:

- Although the application does not identify major critical issues, it does explain the need of housing.

### **4. Financial Considerations**

Sufficiency and Leveraging of Resources:

- The application provides a budget. There are \$6.68 dollars for every dollar requested. At this time, \$139,750 of the \$1,918,750 has been secured. Leverage is >3:1 ratio.

Fiscal Support and Viability:

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

Project Budget Detail/Use of Funds:

- No project budget was provided.

### **5. Applicant Attributes**

Project /Program Management Ability and Capacity:

- This organization has worked longer than 10 years in the community and have the staff capacity, management experience and skill set to complete the proposed projects. There has been no previous scoring for One Roof Community Housing.

Past Performance/Experience:

- Applicants have extensive experience managing federal funds and development projects. There has been no previous scoring for One Roof Community Housing.

Quality of Application:

- The application is adequately written.

**BONUS POINTS - NA**