

**FY 2016 COMMUNITY DEVELOPMENT PROGRAM
Staff Report**

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|--|--------------|--------------------------------------|----------------|---|---------------|---------------------------|
| Project: CHDO Pre-development One Roof Community Housing | | | | Application Number: 16-CD-01 Page 189 | | |
| Consolidated Plan Objective: Increasing the supply of affordable rental housing for extremely low and low income people | | | | | | |
| FY 2016 Goal: 5 Development Outcomes | | Amount Requested: \$17,000 | | Performance Indicator: Future Housing Project | | |
| Previous Awards and Spending Rates (as of 3/31/15 in the 2014 CAPER): | | | | | | |
| | Award | Expended | Balance | Goal | Actual | (Verified) %LMI |
| 2014 | 20,000 | 20,000 | 0 | 1 | 1 | NA |
| 2013 | NA | | | | | |
| 2012 | 12,890 | 12,890 | 0 | 1 | 1 | N/A |

1. Consolidated Plan Priority

Con Plan Community Development Goals:

- Consistent with Con Plan goals to create affordable rental units, by determining the need and feasibility of future housing projects. As pre-development activities, it is unknown how many units will result, so the degree to which the goal of additional units will be achieved can't be determined. .

Priority Community Development Needs:

- Creation of affordable rental housing is a priority need in the Con Plan.

2. Project Readiness

Timely Completion/Expenditure of Funds:

- One Roof has employees experienced in housing development and this project would be a component of existing projects. It appears that the work would be done in a timely manner.

Additional Actions Needed: None

3. Project Impact and Delivery

Achievement of Expected Results:

- Applicant explains the significance of the need, and provides supporting statistics.

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:

- Outcomes will be for acquisition/rehab or new construction of land trust homes and a new multi-family project. Pre-development grant awards are reimbursed on a per outcome basis, as outcomes are achieved.

Business/Operations Plan Approach:

- One Roof's approach is to minimize public dollars for operating expenses, instead using them for project capital. A CHDO is a Community Housing Development Organization that is provided for within the HOME regulations. For an entity to be considered a CHDO, it must meet the specified certification requirements. At this time One Roof has met the certification requirements and demonstrated capacity.

4. Financial Considerations

Sufficiency and Leveraging of Resources:

- Other funding sources leverage are appropriate for the CHDO work, this application represents 30% of the CHDO funding amount for this agency.

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 about 7% of the Development Coordinator, Deputy Director and Executive Director. Budget doesn't itemize costs for other pre-development activities.

5. Applicant Attributes

Project /Program Management Ability and Capacity:

- The City has certified One Roof Community Housing as capable in undertaking housing development using HOME program funding.
- The organization has operated for more than 11 years, and the development team is experienced in producing rental and homeowner projects.

Past Performance/Experience:

- Applicant has extensive experience managing federal funds.

Quality of Application:

- The application is adequately written, but has minimal budget detail.

BONUS POINTS - N/A