

**FY 2016 COMMUNITY DEVELOPMENT PROGRAM
Staff Report**

Project: CHDO Pre-development American Indian Community Housing				Application Number: 16-CD-02 Page 197		
Consolidated Plan Objective: Increasing the supply of affordable housing for extremely low and low income people						
FY 2016 Goal: 22 Units		Amount Requested: \$36,900		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	NA					
2013	NA					
2012	NA					

1. Consolidated Plan Priority

Con Plan Community Development Goals:

- Consistent with Con Plan goals to create affordable units, by determining the need and feasibility of future housing projects. This project is to help plan for two developments that would provide affordable housing.

Priority Community Development Needs:

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

2. Project Readiness

Timely Completion/Expenditure of Funds:

- AICHO owns the property and is in the process of securing other funds. It appears that the work would be done in a timely manner according to the completion schedule.

Additional Actions Needed: None

3. Project Impact and Delivery

Achievement of Expected Results:

- Applicant explains the significance of the need.

Target Clientele:

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

Outcome Measurements:

- Proposed outcomes are realistic and of importance to the community. AICHO has not been a certified CHDO since 2007.

Number of Persons/Households to Benefit:

- The application states that this work will help create 2 new businesses, 5 living wage jobs, and 22 new housing units.

Business/Operations Plan Approach:

- 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 AICHO has submitted information to become certified staff needs to analyze the development capacity under the new HOME regulations, specifically on the Board Capacity, Development Capacity and Financial Management Capacity.

4. Financial Considerations

Sufficiency and Leveraging of Resources:

- Other funding sources leverage are appropriate for the CHDO work, this application represents 40% of the CHDO funding amount for this agency.

Fiscal Support and Viability:

- Audit report of independent CPA does not reveal any on-going concerns, risks and/or material weaknesses of entity.

Project Budget Detail/Use of Funds:

- The application did not detail how the CHDO funds would be used.

5. Applicant Attributes

Project /Program Management Ability and Capacity:

- AICHO is has submitted information to the City to become a certified CHDO. At this time, more information regarding their development capacity under the new regulations is needed.

Past Performance/Experience:

- Applicant has extensive experience managing federal funds.

Quality of Application:

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

BONUS POINTS - N/A