

**FY 2016 COMMUNITY DEVELOPMENT PROGRAM  
Staff Report**

<b>Project:</b> Homeless Rental Assistance Program (Tenant Based Rental Assistance) Housing and Redevelopment Authority of Duluth					<b>Application Number:</b> 16-HM-01, page 181	
<b>Consolidated Plan Objective:</b> "Assist homeless families and singles identified through a Coordinated Access Process" (TBRA)						
<b>FY 2016 Goal:</b> 18 households		<b>Amount Requested:</b> \$115,000 HOME \$ 7,500 HOME Admin.			<b>Performance Indicator:</b> Households	
<b>Previous Awards and Spending Rates (as of 6/12/15 in the 2014 CAPER):</b>						
	<b>Award</b>	<b>Expended</b>	<b>Balance</b>	<b>Goal</b>	<b>Actual</b>	<b>(Verified) %LMI</b>
<b>2014</b>	\$130,000	\$130,000	\$0	20	41	100%
<b>2013</b>	\$135,000	\$135,000	\$0	20	35	100%
<b>2012</b>	\$136,450	\$136,450	\$0	20	26	100%

**1. Consolidated Plan Priority**

Con Plan Community Development Goals:

- This activity is identified in the ConPlan under the Tenant Based Rental Assistance Goal.
- This project will serve 18 households.

Priority Community Development Needs:

- High

**2. Project Readiness**

Timely Completion/Expenditure of Funds:

- It is an ongoing program and goals will be met by March 31, 2017.

Additional Actions Needed:

- Program is ongoing, ready to start on April 1, 2016.

**3. Project Impact and Delivery**

Achievement of Expected Results:

- The applicant states that during FY2014 they provided TBRA for an unusually high number of 46 families with 39 of those families transitioning to the Section 8 Housing Choice Voucher (HCV) program.
- The applicant clearly describes the need to get families housed immediately while they are on the HCV waiting list.

Target Clientele:

- Households served are 100% LMI and without this program would be experiencing homelessness.

Outcome Measurements:

- Committee scored applicant 9.4 out of 10 points at the June Public Hearing.
- Project exceeded the 2014 goal with 155% achievement.

Number of Persons/Households to Benefit:

- The program will serve 18 households. The goal in previous years has been 20 households, but the lower HOME funds request this year means the cost per household for HOME funds is similar to previous years.
- Per household program cost: \$9,212.22 (\$767.69 per month)
- Per household HOME cost: \$6,805.56 (\$567.13 per month)

Business/Operations Plan Approach:

- The program focuses on getting households into stable and affordable housing quickly while on the HCV waiting list. Once a household transition to the HCV program, another household is able to benefit from the TBRA.

**4. Financial Considerations**

Sufficiency and Leveraging of Resources:

- Total funds secured: \$43,320 ; total funds anticipated: \$122,500
- Leveraging of funds is <1:1 ratio.

Fiscal Support and Viability:

- No concerns from the city finance staff.
- Quarterly reports have been accurate and on time.

Project Budget Detail/Use of Funds

- Project budget: \$165,820
- Project activity costs are itemized and appear reasonable.
- Project budget shows \$122,500 in HOME funds will go towards rental assistance, security deposit assistance, and administrative costs.

**5. Applicant Attributes**

Project /Program Management Ability and Capacity:

- Committee scored applicant 5.7 out of 6 points at the June Public Hearing.
- The applicant has the necessary experience and skills to successfully manage the program.

Past Performance/Experience:

- Committee scored applicant 4.7 out of 5 points at the June Public Hearing.
- The applicant has previous successful experience with grant funds and federal funding programs.

Quality of Application:

- The application details the need and impact of the program well.

**BONUS POINTS – 0 points**

Collaborative Application: Not applicable.