

PROPOSAL # _____

DATE RECEIVED _____

PROPOSAL FOR 2010 CDBG LOCAL OPTION FUNDING
SUMMARY SHEET

NAME OF PROGRAM: Racine Council of Pastors Community Development Initiative

NAME OF ORGANIZATION: St. Paul Community and Economic Development

ADDRESS: 1123 Center St. CITY: Racine STATE: WI

PHONE NUMBER: 262-632-1467 FAX NUMBER: _____

E-MAIL ADDRESS: spchurch@execpc.com

NAME OF DIRECTOR: To be determined NAME OF CONTACT: Bishop Lawrence Kirby

FINANCIAL REPORTING TO BE DONE BY(NAME): To be determined

PROGRAM REPORTING TO BE DONE BY(NAME): To be determined

FUNDING SUMMARY

CDBG FUNDS REQUESTED: \$ _\$25,000

- 1) Will the proposed activity need CDBG funds for more than one year? Yes_. No _x_. If yes, explain why.
- 2) Has your organization received CDBG funding for this program in the past five years? Yes _____. No _x_____.
- 3) Do you have a signed agreement to use CDBG funds allocated to you in prior years? Yes_____ No _x_____.
- 4) Has your organization secured other funding to assist in this program? Yes _____. No _x_____. If "yes" indicate the funding source and corresponding amount(s). _____

TOTAL PROGRAM COST (FROM ALL FUNDING SOURCES): \$ _____ Percent of CDBG to TOTAL cost 100%

SUMMARY

The Racine Council of Pastors proposes a pilot program to provide affordable housing and home ownership opportunities to low income families in the areas around their church communities in partnership with The Mayor's Office of Strategic Partnerships, and various faith and community- based non-profits in the city. The Council, consisting of St. Paul Baptist Church, Abundant Life, and Greater Grace Temple Church of God in Christ, aims to create a Community Housing Development Corporation (CHDO) that will become a model in Southeastern Wisconsin. These churches, with over 40 years of combined experience, were selected because of their unique experiences in community development. St. Paul Baptist Church owns land in census tracts 2 and 3; Pastor Cornett of Greater Grace Temple CGIC is a master builder, and Pastor Cohen of Abundant Life has received HOME dollars for a successful rehab project within census tracts 1-5.

Creating a CHDO will not only provide affordable housing and home ownership opportunities for this community, but also provide job training and placement services, in partnership with Human Capital, First Choice Pre-apprenticeship Program, leading to energy efficiency and renewable energy jobs for specific high need populations. Constructing and rehabbing houses will also address the shortage of employment opportunities in Racine.

- 1) Total number of clients to be served 50.
- 2) Age group of the people served. Youth (0 – 18) _____ Adult (18 – 62) ___x___ Senior (over 62) _____
- 3) What percentage of the activities will take place in the City of Racine? 100 percent
- 4) What percentage of the activities will take place in areas defined by HUD as being low and moderate income? 100 percent
- 5) What percentage of the people served will be City of Racine residents? 100 percent
- 6) What percentage of people served will be low or moderate income persons as defined by HUD? 100 percent
- 7) Which category of community needs best fits your program? (check all those that apply)
Improved Neighborhoods x Job creation x Youth Activities Shelter Other (list) _____

SECTION 1: NEEDS STATEMENTS - Limit your response to the space provided.

- 1) Describe the need in the City that this activity will address.
- 2) Describe the basis on which you determined the need exists.
- 3) Identify the extent of the need.

Housing is a keystone to a healthy community. Quality, affordable housing, along with good schools and public safety is an important indicator of a community's vitality and ability to attract residents of all ages and income groups. Data shows that too many low-income and people of color in Racine are living in substandard housing and in neighborhoods of concentrated poverty and isolation from economic opportunity and the mainstream of society. Racially segregated and economically isolated communities, like Racine's inner city, impose a high economic and social cost in terms of poverty, crime, health, and poor educational outcomes. Below are housing and economic indicators for census tracts 2, 3, 4 and 5.

Selected Housing Characteristics (2000 Census)

TARGET AREAS	# of Housing Units	Homeownership %	Units Built prior to 1940
City of Racine	33,458	60	36%
CT 2	2299	38	71%
CT 3	1012	40	66%
CT 4	1376	43	58%
CT 5	1848	38	54%

Economic and Social Indicators (2000 Census)

Indicator	Tract 2	Tract 3	Tract 4	Tract 5	Racine
Total Population	6,284	3,632	4,212	5,801	81,855
African American Population %	51%	58%	37%	53%	20%
% of population unemployed	8.6%	15.4%	17%	18.2%	7%
Per capita income (\$)	17,093	9,467	9,769	12,549	24,338
% of individuals in poverty	23%	26%	35%	29%	3%
25-34 year olds w/ B.A. degree	8%	4%	2%	1%	35%
18-24 year-olds w/out HS degree	27%	54%	32%	47%	34%
Community Disadvantage Index	9	9	10	10	3

Linkages between housing and jobs are the underpinnings of a sustainable approach to development and providing more people with greater opportunities to escape poverty. The Racine Council of Pastors, through their connections and relationships with many of Racine's low-income families, will ensure that public and private resources get to the neighborhoods with high unemployment and poverty. The goal is to address long term affordable housing and employment in these neighborhoods.

SECTION 2: PROGRAM OVERVIEW Limit your response to the space provided.

Include in the description what activities will take place, how you notify the public of your activity, who will provide services, where activities will take place, when and how often activities will take place, and why your organization should provide and oversee the activity.

The Racine Council of Pastors, as an organized entity, has been in existence for over a year. However, each Pastor/church has a long history of partnerships and networking which is a leading asset to community and economic development in Racine. Another strength is the experience that each church affiliate has developed through housing projects and job

creation within its local congregations. The property shared by the church, members, neighborhood and community will serve as a training ground for low-income participants.

The Council is seeking \$25,000 in “start up” funding for part time administrative support. Once hired, the administrator will be responsible for coordinating the Council’s efforts to form a CHDO, including:

1. Forming a separate Affordable Housing Committee comprised of the 3 Pastors, 3 low income representatives, and 3 public sector representatives to serve on the board of the CHDO.
2. Working with Committee to develop bylaws, and other requirements of forming a CHDO
3. Working with committee to build relationships with existing faith and community-based non-profits that provide job training, referrals, asset building and homeownership services so duplication of services will be eliminated.
4. Identifying funding streams to support housing development/rehab and job training projects in neighborhoods surrounding churches.
5. Work with Council to create a strategic plan
6. Developing program and fiscal reports.
7. Developing a media campaign to let the community know about the initiative and its planned activities.

SECTION 3: OBJECTIVES OF THE PROGRAM

1) List in as quantitative and qualitative a manner as possible, the objective(s) to be accomplished by implementing this program and how success in meeting the objectives will be measured. Information such as the number of loans provided, diplomas attained, jobs acquired, clients to be housed, or other unique project characteristics or subgroup information should be provided.

Project Goals and Objectives include:

1. Form a CHDO in order to construct and/or rehab homes.
2. Provide affordable housing to low-income families.
3. Provide accelerated equity through homeownership opportunities for buyers.
4. Serve as a pilot program for other distressed communities in Southeastern Wisconsin.
5. Recruit participants to acquire the necessary skill-sets, and certifications for construction training.
6. Provide neighborhood stabilization and revitalization.
7. Develop work crews in the area of construction skilled trades, landscaping and lawn care, and construction clean up. There will be a focus on Green Building to provide energy efficient construction solutions.
8. Partner with current weatherization and energy efficient training programs as a vehicle for pathways out of poverty.
9. To provide long term and effective employment solutions.

Indicators of success:

1. A Faith-based CHDO will be formed within 1 year.
2. Increased homeownership in neighborhoods surrounding the churches.
3. Homes surrounding the churches will be rehabbed.
4. 50 individuals will go through job training programs in construction and related fields.
5. 50 jobs will be created in construction and related fields.
6. Partnerships will be built with referral, job training and placement, and housing services to eliminate duplication of services.

SECTION 4: INNOVATION

Is this a new program or approach to providing for a need in the Racine community?

Once formed, this will be the first faith-based CHDO in Southeastern Wisconsin. Researchers, in a study entitled Innovations of Effective Compassion, maintain that there is greater governmental desire and willingness to partner with faith-based organizations (FBOs) and to entrust them with the delivery of key public services. This trust may be attributed, in part, to the belief that nonprofit organizations in general and faith-based and community-based organizations in particular embody a unique set of resources and strengths that can facilitate their work in the housing field (Vidal, 1995). For instance, FBOs (1) tend to be trusted by their communities, (2) can access both human and financial capital, (3) are cultural anchors within the community, (4) are capable of providing and creating leadership within the community, (5) have the capacity for relatively quick implementation, (6) are able to customize programs and services to address local conditions, and (7) can reach individuals and communities that might not otherwise be served (Bratt et al., 1994; Chaves & Tsitsos, 2001; Rubin, 1993).

SECTION 5: COLLABORATION

Collaboration is defined as "a formal agreement among agencies or organizations engaged in similar activities to work together to reach a common, mutually agreeable goal". Applications representing collaborative efforts must identify each partner and their role in the collaboration.

1) Identify any other agencies that are presently providing services or activities similar or identical to those being proposed.

In order to meet program goals and objectives, collaboration is critical to the success of this initiative. Potential program partners include:

1. Human Capital, First Choice Pre-apprenticeship Program: Will provide referrals and job training
2. Racine County Workforce Development: Will provide soft skill training
3. Racine Vocational Ministries: Will provide referrals
4. City of Racine: Will provide technical assistance (Mayor's Office of Strategic Partnerships), access to loan programs, down payment assistance, and IDA matched savings program.
5. Housing Resources: Will provide comprehensive housing services.
6. WHEDA: Will provide access to first-time homeownership assistance
7. OIC: Will provide job training and referrals

2) If there are other agencies providing similar or identical services or activities, explain the necessity for the additional services being proposed for funding.

There are two other CHDO's in Racine; however neither are faith-based.

3) How has your agency collaborated to avoid duplication of services? You must identify the collaborating agencies.

As mentioned above, the potential project partners are critical to the success of the initiative. The goal is to integrate the existing services to avoid duplication.

SECTION 6: BUDGET (PAGE ONE OF TWO PAGES)

Show all revenues and expenses for the Activity in whole dollars.

REVENUES:

FUNDS REQUESTED FROM C.D.B.G. PROGRAM

\$25,000

FUNDS FROM OTHER SOURCES:

1.	_____	\$ _____
2.	_____	\$ _____
3.	_____	\$ _____
TOTAL REVENUE		\$25,000

EXPENSES:**C.D. FUNDS****OTHER FUNDS****TOTAL**

SALARIES:	Position	#Hours	Rate	\$ _____	\$ _____	
	Administrator	20 hrs	\$20 per hr.	\$20,800	\$ _____	\$ _____
	_____	_____	_____	\$ _____	\$ _____	\$ _____
	_____	_____	_____	\$ _____	\$ _____	\$ _____
EMPLOYEE BENEFITS (List Benefits)						
_____				\$ _____	\$ _____	\$ _____
_____				\$ _____	\$ _____	\$ _____
PAYROLL TAXES				\$ _____	\$ _____	\$ _____
LICENSES, PERMITS, MEMBERSHIPS				\$ _____	\$ _____	\$ _____
PROFESSIONAL FEES (accounting, attorney, etc.)				\$600	\$ _____	\$ _____
AUDIT COMPLIANCE FEES				\$ _____	\$ _____	\$ _____
INSURANCE				\$ _____	\$ _____	\$ _____
EMPLOYEE TRAINING				\$ _____	\$ _____	\$ _____
RENT or OCCUPANCY				\$ _____	\$ _____	\$ _____
UTILITIES				\$ _____	\$ _____	\$ _____
TELEPHONE				\$ _____	\$ _____	\$ _____
OFFICE SUPPLIES				\$500	\$ _____	\$ _____
POSTAGE				\$100	\$ _____	\$ _____
EQUIPMENT PURCHASE *				\$ _____	\$ _____	\$ _____
_____				\$ _____	\$ _____	\$ _____
EQUIPMENT RENTAL (List)						
_____				\$ _____	\$ _____	\$ _____
EQUIPMENT MAINTENANCE				\$ _____	\$ _____	\$ _____
WORK OR PROGRAM SUPPLIES				\$2,000	\$ _____	\$ _____
PRINTING AND PUBLICATIONS				\$1,000	\$ _____	\$ _____
TRAVEL *				\$ _____	\$ _____	\$ _____
MEETING EXPENSES *				\$ _____	\$ _____	\$ _____
LIST ANY OTHER EXPENSES BELOW * :						
_____				\$ _____	\$ _____	\$ _____
_____				\$ _____	\$ _____	\$ _____
_____				\$ _____	\$ _____	\$ _____
_____				\$ _____	\$ _____	\$ _____
TOTAL EXPENSES				\$25,000	\$ _____	\$ _____

*** Provide detail on next page as indicated.**

SECTION 6: BUDGET (CONTINUED)

- Identify and explain the necessity for any equipment proposed to be purchased.
- Explain the purpose(s) for which travel funds will be used. Identify the purpose(s) of out of town travel.
- Identify the meetings and what items will be paid for under Meeting Expenses. Identify out of town meetings, location(s) and purpose(s).
- Identify what contract services will be purchased and how the contractor(s) will be selected.
- Explain all items listed under "Other Expenses".
Note: Line items such as Miscellaneous Expenses, Overhead, Indirect costs and similar listings are not permitted.

SECTION 7: ATTACHMENTS

Please provide one copy only of the following

- A description of all jobs shown in the budget.
- A copy of applicant's (agency) 2010 budget.
- A copy of the applicant's most recent financial audit or compilation.

PLEASE, LIMIT YOUR ATTACHMENTS TO ONLY THOSE REQUESTED!!!

SECTION 8: STATEMENT OF APPROVAL

Non-profit and For Profit Organizations.

This proposal for CDBG funds was considered and approved by our Board of Directors at a meeting at which a quorum was present on July 23, 2010 and all information contained in the proposal is true and correct to the best of our knowledge:

[Signature]
Board President's Signature

7-23-10
Date

LAURENCE L. KIRBY
Print Name

[Signature]
Board Treasurer's Signature

7-26-10
Date

SHARON COOK
Print Name

Government Agencies and Individuals.

This proposal for CDBG funds has been reviewed and approved for submission and all information contained in the proposal is true and correct to the best of my knowledge:

Signature

Date

Print Name

Title

Date

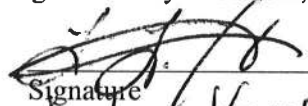
SECTION 9: NATIONAL OBJECTIVE CERTIFICATION

PLEASE HAVE THE PRESIDENT OF THE BOARD OF DIRECTORS, THE CITY AGENCY DEPARTMENT HEAD, OR, IF THE APPLICANT IS AN INDIVIDUAL, THE INDIVIDUAL, SIGN THE APPROPRIATE CERTIFICATION. If you have questions regarding which of the certifications is appropriate for your application, please contact the Department of City Development at 636-9151.

FOR ACTIVITIES DESIGNED TO BENEFIT LOW AND MODERATE INCOME PERSONS IN ACCORDANCE WITH HUD CDBG INCOME GUIDELINES:

To benefit persons...

I hereby certify that the proposed activity will benefit low and moderate income persons as defined by the U.S. Department of Housing and Urban Development; and that no less than 100 % of the clients to be assisted will be low and moderate income persons residing in the City of Racine, Wisconsin.



Signature
L. L. Kirby

Print Name
PRESIDENT

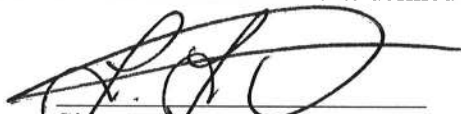
Title

7-23-10

Date

To benefit an area...

I hereby certify that the proposed activity is designed to benefit a general area of the City and not individually identified low and moderate income persons; and that the proposed activity will provide improvements to areas in which no less than 51% of the residents are low and moderate income as defined by the U.S. Department of Housing and Urban Development.



Signature
L. L. Kirby

Print Name
PRESIDENT

Title

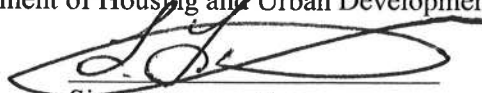
7-23-10

Date

FOR ACTIVITIES DESIGNED TO ELIMINATE SLUMS AND BLIGHT

To eliminate slums and blight...

I hereby certify that the proposed activity is designed to aid in the prevention and elimination of slums and blight, as defined by the U.S. Department of Housing and Urban Development rules governing the CDBG Program.



Signature
L. L. Kirby

Print Name
PRESIDENT

Title

7-23-10

Date

Job Description for Part-time Administrator

The administrator will be responsible for coordinating the Council's efforts to form a CHDO, including:

1. Forming a separate Affordable Housing Committee comprised of the 3 Pastors, 3 low income representatives, and 3 public sector representatives to serve on the board of the CHDO.
2. Working with Committee to develop bylaws, and other requirements of forming a CHDO
3. Working with committee to build relationships with existing faith and community-based non-profits that provide job training, referrals, asset building and homeownership services so duplication of services will be eliminated.
4. Identifying funding streams to support housing development/rehab and job training projects in neighborhoods surrounding churches.
5. Work with Council to create a strategic plan
6. Developing program and fiscal reports.
7. Developing a media campaign to let the community know about the initiative and its planned activities.
8. Other duties as needed

**ST. PAUL COMMUNITY & ECONOMIC DEVELOPMENT
CORPORATION**

1120 GRAND AVENUE

RACINE, WI 53403

TELEPHONE: 262/632-1467

FAX: 262/632-7578

July 23, 2010

City of Racine, WI
Department of City Development
730 Washington Avenue
Racine, WI 53403

TO WHOM IT MAY CONCERN:

SPCEDC (St. Paul Community & Economic Development Corporation) is a 501(C)3 Non-stock Corporation. The Corporation does not have any employees, therefore, it does not and has not had a budget. No Audits have been needed and/or required.



Lawrence L. Kirby, President