

2008 HOME Applications

PROPOSAL #	APPLICANT	ACTIVITY	REQUESTED AMOUNT	TOTAL PROJECT COST
1	Precise Contracting & Design	Bluff Avenue Development	\$30,000	\$159,900
2	Racine Mutual Housing Association	CHDO Operating Funds	\$39,600	\$86,316
3	Transitional Living Services	Housing Assistance Program	\$12,359	\$379,062
4	Rene & Ira Cribbs	New Construction—11 th Street	\$82,500	\$165,500
5	Corrine Reid Owens Square LLC	Multi-Family Housing—State & Silver Streets	\$220,000	\$8,666,525
6	Soren Stauerbol	New Construction—Randolph Street	\$25,000	\$145,000
7	Racine Habitat for Humanity	New Construction	\$188,000	\$508,000
8	NHS of Southeast Wisconsin	New Construction/Rehabilitation	\$315,000	\$1,350,000
9	Racine/Kenosha Community Action Agency & The Salvation Army	Rent Assistance Program	\$30,000	\$55,000
10	Tanya & Brian Exner	New 4Plex Construction—Spring Street	\$28,775	\$480,000
11	Racine Housing & Neighborhood Partnership	Lincoln-King Neighborhood Housing Revitalization	\$200,000	\$868,100
12	Racine Housing & Neighborhood Partnership	CHDO Operating Funds	\$25,000	\$145,000
13	Cornerstone Building Better Lives Corporation	Love & Charity Project—1031 Douglas Avenue	\$100,000	\$1,750,000
TOTAL			\$1,296,234	\$14,758,403

2008 HOME Application

Proposal #1

Applicant: Precise Contracting & Design

Activity Name: Bluff Avenue Development (New Construction)

Requested Amount: \$30,000

Total Project Cost: \$159,900

PROPOSAL # 1
DATE REC. 10-26-07

**PROPOSAL FOR 2008 HOME FUNDING
SUMMARY SHEET**

NAME OF PROGRAM: Bluff Ave Development

NAME OF APPLICANT: Precise Contracting + Design Inc

ADDRESS: 2625 Lathrop Ave

PHONE NUMBER: (262) 635-0966

E-MAIL ADDRESS: PCO.INC@TDS.NET

NAME OF CONTACT PERSON: Ed Rossing

FINANCIAL REPORTING DONE BY: Ed Rossing

TOTAL HOME FUNDS REQUESTED: \$ 30,000

TOTAL COST OF PROPOSED ACTIVITY: \$ 159,900

WHAT OTHER FUNDING SOURCES HAVE BEEN IDENTIFIED FOR THIS PROJECT? None

WHAT FUNDING SOURCES HAVE BEEN CONFIRMED? None

PROVIDE A BRIEF SUMMARY OF THE PROPOSAL:

Construct the last house at 1336 Bluff Ave of 12 new owner occupied houses. The funds offset construction costs to allow a price reduction in selling price.

STATEMENT OF APPROVAL: Non-profit and For Profit Organizations.

This proposal for HOME funds was considered and approved by our Board of Directors at a meeting at which a quorum was present on 10-25-07 and all information contained in the proposal is true and correct to the best of our knowledge:

Board President's Signature: [Signature]

Board Treasurer's Signature: [Signature]

STATEMENT OF APPROVAL: Government Agencies and Individuals.

This proposal for HOME 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: _____

Title: _____

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

1) Describe the need in the City that this proposal will address.

The construction of the last new home on Bluff Ave will help the city meet a need for more quality affordable owner occupied housing in the target areas within city limits. This also helps the city raise its tax base by allowing taxes to increase from vacant land to developed land.

2) Describe the basis on which you determined the need exists and identify the extent of the need.

We have built two homes in 2007 under CDBG funds and have accepted offers and/or sold both homes under the HUD guidelines and allowed the use of city downpayment assistance funds. We have seen through personal experience and through direct conversations that a need for affordable housing exists.

SECTION 2: PROPOSAL OVERVIEW

Describe the activity(ies) for which funding is being requested. Include in the description what activities will take place, how the program will be administered, who will be served by the activities, and a timetable for the implementation of the proposal.

The funding is a necessary part of this project. The home we are proposing is 1600 square feet. It has three bedrooms, two bathrooms, a living room, family room, kitchen, dining room and an attached one car garage. The home will be built on site and should take approximately five months. We will be responsible for the construction of all the home and we will have Dan Gobis, Remax Realty sell the home following the income guidelines set forth.

SECTION 3: COLLABORATION

1) Describe the extent to which your proposal is consistent with the City of Racine's Consolidated Plan priority housing goals: promoting homeownership; rehabilitating or constructing affordable housing in target neighborhoods; preventing homelessness.

This project will add one new homes to the tax roll instead of one vacant lot. It will follow the guidelines set forth for quality affordable housing with all homes being sold as owner occupied. This will finish the project started four years ago by Deck It Out for the construction of 13 new homes in the area.

2) Describe how your proposal supports or complements the activities of other housing providers in Racine.

This project finishes a project started by Deck It Out four years ago. This is the final home in the 13 home project. This neighborhood is not serviced by any other agency in the city.

SECTION 4: BUDGET

BUDGET FOR ACTIVITIES PROPOSED FOR HOME FUNDING IN WHOLE OR IN PART:

REVENUES:	
FUNDS REQUESTED FROM HOME PROGRAM	\$ 30,000 .00
OTHER FUNDS: LIST SOURCE AND AMOUNT	
<i>personal funds</i>	\$129,900 .00
_____	\$ _____ .00
_____	\$ _____ .00
TOTAL REVENUES	\$159,900 .00

EXPENSES: Attach a budget spreadsheet specifying the uses of the funding. For example, include acquisition, architect's fees, permits, and other soft costs, holding costs, labor and materials, disposition costs, permits, organizational overhead, contractor profit, contingencies, etc.

GENERAL CONTRACTING								
owner:	PCD	start date:						
property address:	BLUFF AVE	finish date:						
home telephone:		total cost:						
work telephone:		extra cost:						
min. down payment								
sq footage	1665	\$159,900.00	\$96.04					
TYPE	DESCRIPTION	CONTRACTOR	CONTRACT	Draw 1	Draw 2	Draw 3	Draw 4	balance
survey	stake land	N, M & B	\$750.00					\$750.00
permit	township	township	\$4,300.00					\$4,300.00
silt fence	black fence to prevent run off	Klaus	\$500.00					\$500.00
excavation/backfill	dig basement	Klaus	\$1,500.00					\$1,500.00
grading-rough	clay grading	Klaus	\$500.00					\$500.00
grading-finish	black dirt grade	Klaus	\$750.00					\$750.00
fill/trucking	gravel-stoops, garage	Klaus	\$2,750.00					\$2,750.00
mason-footings	8" x 16"	precise contracting	\$2,400.00					\$2,400.00
mason-basement	poured wall	precise contracting	\$4,600.00					\$4,600.00
mason-cement floors	4" over stone, vapor barrier	precise contracting	\$3,000.00					\$3,000.00
lumber	rough lumber	big buck	\$7,500.00					\$7,500.00
trusses		big buck	\$1,500.00					\$1,500.00
carpentry-rough		precise contracting	\$9,000.00					\$9,000.00
siding		lee's siding	\$7,500.00					\$7,500.00
exterior doors		big buck	\$900.00					\$900.00
windows		big buck	\$2,250.00					\$2,250.00
millwork-material	oak trim, doors, closet material	big buck	\$2,000.00					\$2,000.00
carpentry-finish		precise contracting	\$4,000.00					\$4,000.00
hardware	nails, knobs	big buck	\$500.00					\$500.00
cabinets	merrilat	big buck	\$3,500.00					\$3,500.00
insulation	r-13 walls, r-38 ceiling	alpine	\$2,500.00					\$2,500.00
roofing	shingles, felt, vents, edging	precise contracting	\$4,000.00					\$4,000.00
garage door	insulated raised panel	feest installation	\$1,000.00					\$1,000.00
drywall		A & B Drywall	\$9,000.00					\$9,000.00
electrical allowance	any hanging light fixture	precise contracting	\$750.00					\$750.00
electrical		barth	\$7,000.00					\$7,000.00
plumbing		success	\$8,000.00					\$8,000.00
trenching laterals	dig to mains	Klaus	\$7,500.00					\$7,500.00
heating		simply service	\$5,750.00					\$5,750.00
gutters/downspouts		precise contracting	\$1,000.00					\$1,000.00
refrigeration	air conditioning	simply service	\$1,500.00					\$1,500.00
floor-vinyl/solarium		R & B	\$5,750.00					\$5,750.00
realator		Remax 3/4.5%	\$7,200.00					\$7,200.00
landscaping	sod front yard	precise contracting	\$2,250.00					\$2,250.00
driveway	concrete	precise contracting	\$1,750.00					\$1,750.00
deck		precise contracting	\$2,250.00					\$2,250.00
appliances	dishwasher - white only	precise contracting	\$1,000.00					\$1,000.00
land	lot loan	Elmwood	\$17,500.00					\$17,500.00
closing costs		Elmwood	\$ 2,500.00					2500
general contractor		precise contracting	\$12,000.00					\$12,000.00
total			\$159,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$159,900.00
			\$159,900.00	\$159,900.00	\$159,900.00	\$159,900.00	\$159,900.00	

2008 HOME Application

Proposal #2

Applicant: Racine Mutual Housing Association

Activity Name: CHDO Operating Funds

Requested Amount: \$39,000

Total Project Cost: \$86,316

PROPOSAL # 2
DATE REC. 10-30-07

PROPOSAL FOR 2008 HOME FUNDING
SUMMARY SHEET

NAME OF PROGRAM: Administrative Funds

NAME OF APPLICANT: Racine Mutual Housing Association
ADDRESS: 822 Park Ave, #1, Racine WI 53403
PHONE NUMBER: 262-637-8558
E-MAIL ADDRESS: rmha@tds.net
NAME OF CONTACT PERSON: Linda Bybee, Executive Director
FINANCIAL REPORTING DONE BY: Linda Bybee / Jenkins & Vojitisek, Accountants

TOTAL HOME FUNDS REQUESTED: \$39,600
TOTAL COST OF PROPOSED ACTIVITY: \$86,316
WHAT OTHER FUNDING SOURCES HAVE BEEN IDENTIFIED FOR THIS PROJECT? None to date
WHAT FUNDING SOURCES HAVE BEEN CONFIRMED? None to date

PROVIDE A BRIEF SUMMARY OF THE PROPOSAL:

Requested funds will be used to assist RMHA meet its obligations to City (PILOT), to offset rising costs of utilities, insurances and outside services, i.e. accountant.

STATEMENT OF APPROVAL: Non-profit and For Profit Organizations.

This proposal for HOME funds was considered and approved by our Board of Directors at a meeting at which a quorum was present on October 30, 2007, and all information contained in the proposal is true and correct to the best of our knowledge:

Board Vice President's Signature: *Randolph P. Chase*

Board Treasurer's Signature: *Mark Schwartz*

STATEMENT OF APPROVAL: Government Agencies and Individuals.

This proposal for HOME 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: _____

Title: _____

Section 1: Needs Statement

1) Describe the need in the City that this proposal will address.

Despite the continued concerted efforts of various private and charitable organizations, Racine's central city still needs quality, affordable rental housing for the economically challenged residents. Not every resident of Racine is qualified to own his or her own home or even wants to own a home.

RMHA provides this type of housing for its residents in neighborhoods that are becoming viable assets to the City. Pride in where one lives is crucial to creating and maintaining an inviting neighborhood in which to live.

2) Describe the basis on which you determined the need exists and identify the extent of the need.

Since its inception in 1985, RMHA's mission has been to provide affordable, permanent, long-term, quality housing for its residents. RMHA also strongly encourages its residents to qualify for home ownership. While the current economic conditions in Racine, i.e. high unemployment, deter our residents from becoming homeowners, we still encourage them to continue the processes of qualifying should the economy finally turn around positively.

As a CHODO, RMHA qualifies for Administrative funds; thereby allowing us to use our rental revenues to maintain and/or improve the quality of housing for the low-income residents of Racine that we serve.

Section 2: Proposal Overview

Describe the activity(ies) for which funding is being requested. Include in the description what activities will take place, how the program will be administered, who will be served by the activities, and a timetable for the implementation of the proposal.

Activities are administrative in nature and will include, but not limited to: taxes, insurance, utilities, accounting fees, water bills and operational expenses.

The Executive Director, under the supervision of RMHA's Board of Directors, and Jenkins & Vojtisek, RMHA's accountants, administers all program funds. In addition, the program is monitored by the Department of Housing and the Building Department.

Indirectly, RMHA's residents will be served by this proposal. It will allow us to re-direct our revenues towards upgrading the residents' homes. To date, since its inception, RMHA has served over 300 residents. Several RMHA residents purchased their first home through RMHA.

The funds will be expended over a 12-month period.

Section 3: Collaboration

1) Describe the extent to which your proposal is consistent with the City of Racine's Consolidated Plan priority housing goals: promoting homeownership; rehabilitating or constructing affordable housing in target neighborhoods; preventing homelessness.

This proposal will allow RMHA to continue working in conjunction with various other CHODO's in Racine's central city to create an inviting atmosphere in troubled neighborhoods where residents will want to live and raise their families. There is a need for long term, affordable permanent rental housing in the central city and this proposal will enable RMHA to continue filling that need.

RMHA's position is unique as there are no subsidies incurred by the City of Racine under this proposal. The funds requested support RMHA's continuing effort to provide permanent, quality rental housing to economically challenged families/individuals while encouraging the possibility of home ownership.

We refer our residents to the many local programs that assist with home ownership, including pre-purchase counseling, credit analysis and correction, and the City of Racine's grants and loans for qualified low-income individuals.

2) Describe how your proposal supports or complements the activities of other housing providers in Racine.

RMHA has the support and supports other housing agencies in the renovation and rehabilitation of existing properties in the targeted area of Racine's central city. Part of RMHA's mission is to help improve the neighborhoods in which it owns property. To accomplish this, RMHA works closely with other CHODO's to combine efforts to provide quality housing stock to the economically challenged residents we all serve.

Administrative funds provide the means for RMHA to effectively supervise and monitor the workmanship of rehabilitation projects.

Section 4: Budget

BUDGET FOR ACTIVITIES PROPOSED FOR HOME FUNDING IN WHOLE OR PART:

REVENUES:		
FUNDS REQUESTED FROM HOME PROGRAM:		\$39,600.00
OTHER FUNDS: LIST SOURCE AND AMOUNT		
Estimated Rental Income	\$153,000	
TOTAL REVENUES:	\$153,000	

EXPENSES: Attach a budget spreadsheet specifying the uses of the funding. For example, include acquisition, fees and other soft costs, holding costs, labor and materials, disposition costs, permits, organizational overhead, contractor profit, contingencies, etc.

100% of the proposed funds will be used for the purpose of organizational overhead.

1. PILOT	\$9,000
2. Insurances	\$17,000
3. Utilities	\$3,600
4. Accounting	\$10,000
TOTAL	\$39,600

Racine Mutual Housing Assoc.
Income Statement
For the Twelve Months Ending December 31, 2007

	Current Month Budget	Year to Date Budget
Revenues		
HOMES GRANT	416.74	5,000.00
Other Contributions	11.00	132.00
Rental Income	14,166.66	170,000.00 *
Interest Income	10.00	120.00
Misc. Grants	100.00	1,200.00
Gain/(Loss)-Sale of Prop.	0.00	10,000.00
Total Revenues	14,704.40	186,452.00
Cost of Sales		
Total Cost of Sales	0.00	0.00
Gross Profit	14,704.40	186,452.00
Expenses		
Wages	2,678.00	32,136.00
Contracted Services	40.00	480.00
Payroll Taxes	191.63	2,300.00
Grounds Care	0.00	400.00
Ice & Snow Removal	31.25	125.00
RMHA Insurances	1,000.00	12,000.00
Interest Expense	1,416.66	17,000.00
Maintenance	4,000.00	48,000.00
Real Estate Taxes	750.00	9,000.00
Rubbish Removal	72.50	870.00
Utilities	300.00	3,600.00
Water	1,000.00	12,000.00
Dues and Subscriptions	16.63	200.00
Legal and prof. fees	833.37	10,000.00
Rents Written Off	333.37	4,000.00
Eviction Expenses	100.00	1,200.00
Service Chg/Late Fees	5.00	60.00
Exterminating	50.00	600.00
Advertising	5.00	60.00
Office Supplies and Exp.	50.00	600.00
Post Office	50.00	600.00
Telephone	100.00	1,200.00
Depreciation	4,166.63	50,000.00
Insurance-Health	440.00	5,280.00
Total Expenses	17,630.04	211,711.00
Net Income	\$ (2,925.64)	\$ (25,259.00)

*Allowing for vacancies and unpaid/slow pay rents, actual estimated income is \$153,000

2008 HOME Application

Proposal #3

Applicant: Transitional Living Services

Activity Name: Housing Assistance Program

Requested Amount: \$12,359

Total Project Cost: \$379,062

PROPOSAL # 3
DATE REC. 10/31/07

PROPOSAL FOR 2008 HOME FUNDING
SUMMARY SHEET

NAME OF PROGRAM: Housing Assistance Program (HAP)

NAME OF APPLICANT: Transitional Living Services

ADDRESS 1040 S. 70th Street Milwaukee, WI 53214

PHONE NUMBER: 414-476-9631

E-MAIL ADDRESS: kbright@tlservices.org

NAME OF CONTACT PERSON: Kenya Bright

FINANCIAL REPORTING DONE BY: Susan Tweedale

TOTAL HOME FUNDS REQUESTED: \$12,359.00

TOTAL COST OF PROPOSED ACTIVITY: \$379,062

WHAT OTHER FUNDING SOURCES HAVE BEEN IDENTIFIED FOR THIS PROJECT? S. C. Johnson Foundation, United Way of Racine County, Racine Community Foundation

WHAT FUNDING SOURCES HAVE BEEN CONFIRMED? All of the above three

PROVIDE A BRIEF SUMMARY OF THE PROPOSAL:

The Housing Assistance Program (HAP) is a collaborative 3-year effort from 2006- to 2008 with the U.S. Department of Housing and Urban Development (HUD) to provide 10 one-bedroom scattered site apartments and support services to adults living with severe mental illness, who would otherwise be homeless.

STATEMENT OF APPROVAL: Non-profit and For Profit Organizations.

This proposal for HOME funds was considered and approved by our Board of Directors at a meeting at which a quorum was present on July 9, 2007 and all information contained in the proposal is true and correct to the best of our knowledge:

Board President's Signature: *Lilew M. Sean*

Board Treasurer's Signature: *Dale R. Jeff*

STATEMENT OF APPROVAL: Government Agencies and Individuals.

This proposal for HOME 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: _____

Title: _____

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

- 1) Describe the need in the City that this proposal will address.

Diminished public and private resources have shifted mental health services from institutions to community-based organizations like TLS. One of the main services critical to the ongoing recovery process for individuals living with mental illness is safe, affordable housing choices. For people with severe mental illness, a safe home can be a space to live in dignity and move toward recovery. Without a stable place to live and a support system to help them address their underlying problems, most people living with mental illness, bounce from one emergency system to the next—from the streets to shelters to public hospitals to psychiatric institutions and back to the streets. There is an extremely high cost to this cycle of homelessness, in human and economic terms. The process of securing housing is often complicated by a host of factors: the scarcity of affordable housing and general lack of service-enhanced housing, formal and informal regulations and prejudices that restrict tenancy, the development of new housing for this population, and strict eligibility and/or financial requirements. In addition, for some, lifelong support may be required in the recovery journey in order for them to be successful at independent living. The need was identified by HUD and The Homeless Assistance Program (HAP) is a collaborative three-year effort from 2006-2008 with HUD to provide 10 one-bedroom scattered site apartments and support services to adults living with severe mental illness who would otherwise be homeless in Racine County.

- 2) Describe the basis on which you determined the need exists and identify the extent of the need.

- Housing needs for the homeless are identified nationally and locally by a variety of Federal, State, County and City government resources. HUD provides collaborative funding opportunities in communities based on statistical needs.
- Approximately 1200 people are homeless in Racine County
- 150 to 200 individuals need emergency shelter on a daily basis

SECTION 2: PROPOSAL OVERVIEW

Describe the activity (ies) for which funding is being requested. Include in the description what activities will take place, how the program will be administered, who will be served by the activities, and a timetable for the implementation of the proposal.

The HAP program is a three- year collaboration that began in 2006 and the grant will run through 2008. In partnership with HUD the goals of this program are to reduce homelessness by increasing permanent housing opportunities for 10 adults living with chronic mental illness in Racine and increase opportunities for successful recovery and economic independence for these individuals. All will be extremely low-income.

In addition to a permanent apartment, a Program Director (life- skills specialist) employed by Transitional Living Services provides assistance with accessing entitlement benefits, and activities of daily living skills training to these individuals to facilitate independence and self-sufficiency. The program is administrated through our offices on Douglas Avenue in Racine.

Landlords of the properties that we rent for the consumers are aware of the diagnosis of mental illness.

Program Objectives:

1. Assist 10 individuals with chronic mental illness in securing safe, affordable housing in Racine

Goal: 10 previously homeless persons will occupy individually leased apartment units (permanent housing) for at least 1 year.

Measuring tool: census

2. Increase income opportunities

Goal: 10 residents in the HAP program who received no benefits upon entry will receive entitlement benefits within 1 year.

Measuring tool: Housing/benefits specialist report

3. Provide opportunities for 10 HAP participants to receive symptom treatment and to increase opportunities to develop activities of daily living skills necessary for successful independent living.

Goal: HAP participants who receive no psychiatric and/or AODA treatment will be referred to a psychiatric/AODA treatment services provider.

Measuring tool: Housing specialist report.

SECTION 3: COLLABORATION

1) Describe the extent to which your proposal is consistent with the City of Racine's Consolidated Plan priority housing goals: promoting homeownership; rehabilitating or constructing affordable housing in target neighborhoods; preventing homelessness.

The HAP collaboration addresses the need for affordable safe housing for otherwise homeless adults living with chronic mental illness in Racine. The additional support services provide an opportunity for these individuals to regain independence and self-sufficiency and avoid the cycle of homelessness that carries a high cost in human and economic terms

3) Describe how your proposal supports or complements the activities of other housing providers in Racine.

Diminished public and private resources have shifted mental health services from institutions to community-based organizations.

The increasing need for housing for individuals with mental illness has been identified in Racine and no single provider can meet all of the needs. Programs like HAP and other housing options through organizations like HALO offer long and short-term options to address the need

Support services are also critical to successful recovery and both TLS and Friendship club offer a variety of options.

The day services that are offered through TLS and the HAP program differ from Friendship club in one primary way. Club models such as Grand Avenue Club in Milwaukee and Friendship Club in Racine have more advanced participation requirements and goals for their consumers. Consumers in the TLS programs are in earlier stages of recovery and have not yet reached the ability to participate at those levels. We work with these other agencies to refer our consumers when advancement is appropriate.

SECTION 4: BUDGET

BUDGET FOR ACTIVITIES PROPOSED FOR HOME FUNDING IN WHOLE OR IN PART:

REVENUES:	
FUNDS REQUESTED FROM HOME PROGRAM	12,359.00
OTHER FUNDS: LIST SOURCE AND AMOUNT	
<u>HUD</u>	336,703.00
S. C. Johnson Foundation	10,000.00
Racine Community Foundation	12,000.00
United Way of Racine	5,000.00
Rent Revenue	3,000.00
TOTAL REVENUES	\$379,062.00

EXPENSES: Attach a budget spreadsheet specifying the uses of the funding. For example, include acquisition, architect's fees, permits, and other soft costs, holding costs, labor and materials, disposition costs, permits, organizational overhead, contractor profit, contingencies, etc.

Expenses

Salaries: Program Director	\$ 45,433.00
(3 years @ 30% of salary)	
Employee Benefits	\$ 14,278.00
Payroll Taxes	\$ 5,192.00
Rent	
(10 units x 3 years)	\$185,359.00
Equipment Purchase	
(10 window air conditioners)	\$ 1,000.00
Program Supplies	\$ 1,000.00
Travel	
(10 bus passes x \$40.00 x 36 mo.)	\$ 14,400.00
Other Expenses:	
Food (\$200.00 mo. x 10 clients x 36 mo.)	\$ 72,000.00
Personal Needs: \$65.00 mo. x 10 clients x 36 mo)	\$ 23,400.00
Apartment set-up/furnishings	\$ 17,000.00
Total Expenses – 3 year program	\$379,062.00

The total match required for the 3- year program is \$42,359.00

To date \$ 22,000 has been secured and \$8,000 is pending in addition to the HOME grant request

The request from the HOME Grant is for \$12,359.00 for one year

2008 HOME Application

Proposal #4

Applicant: Rene & Ira Cribbs

Activity Name: New Construction—11th Street

Requested Amount: \$82,500

Total Project Cost: \$165,500

PROPOSAL # 4
DATE REC. 11-6-07

PROPOSAL FOR 2008 HOME FUNDING
SUMMARY SHEET

NAME OF PROGRAM: Rene' & Ira Cribbs

NAME OF APPLICANT: Rene' & Ira Cribbs

ADDRESS: 1821 Mead Street, Racine, WI, 53403

PHONE NUMBER: (262) 619-1470

E-MAIL ADDRESS: N/A

NAME OF CONTACT PERSON: Rene' & Ira Cribbs

FINANCIAL REPORTING DONE BY: Rene' & Ira Cribbs

TOTAL HOME FUNDS REQUESTED: \$82,500.00

TOTAL COST OF PROPOSED ACTIVITY: \$165,500.00

WHAT OTHER FUNDING SOURCES HAVE BEEN IDENTIFIED FOR THIS PROJECT?

Funds from a legal settlement.

WHAT FUNDING SOURCES HAVE BEEN CONFIRMED? NONE

PROVIDE A BRIEF SUMMARY OF THE PROPOSAL: We are submitting this proposal because, we are in great need of the benefits that the 2008 Home Program has to offer. We purchased a lot from the Racine County, 2007 tax sale, (Location 711 12th Street), shortly before our purchase the city condemned and tore a house down at this location because it was a house where drugs were sold. We purchased the lot hoping that this would bring our family one step closer to home ownership. After the purchase we did a lot of research. We found out about the neighborhood and if any housing providers had planned to build in the area. We spoke to the neighborhood representative. We spoke to many builders and the city to see if we could rebuild on that lot. A number of the builders told us that our family might qualify to apply for the City of Racine 2008 Home Funding program. And we found out how we could do it, we also set out to find a builder who not only would work well with us but who also knew how the Racine 2008 Home Funding Program worked. We found one, Ed Possing with Precise Contracting. He gave us a breakdown of how much it would cost to build a house on 711 12th Street. The breakdown sheet is attached. Now that we know where every dime will go. We know that this program will help us to become first time home owners. We feel that we meet all of the qualifications needed to submit this proposal.

STATEMENT OF APPROVAL: Non-profit and For Profit Organizations.

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

Board President's Signature: _____

Board Treasurer's Signature: _____

STATEMENT OF APPROVAL: Government Agencies and Individuals.

This proposal for HOME 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: *Renee C. ...*
Title: N/A

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

1) Describe the need in the City that this proposal will address.

This proposal will address the need to revitalize and revive the center of the City of Racine. It will also promote home ownership in the city of Racine. 711 12th Street was a former drug house. So it will help to keep our city drug free one house at a time. This has been the goal of city government to keep the city drug free, promote home ownership and revive the center of Racine a target area. (Such as 711 12th Street)

2) Describe the basis on which you determined the need exists and identify the extent of the need.

The basis on which the need exists is founded. The city government considers this area to be a target for revitalization. To the extent that there are city based programs to help revive these target areas. (Such as 711 12th Street)

SECTION 2: PROPOSAL OVERVIEW

Describe the activity(ies) for which funding is being requested. Include in the description what activities will take place, how the program will be administered, who will be served by the activities, and a timetable for the implementation of the proposal.

Funds are being requested to build at 711 12th Street in Racine, Wisconsin a target area. This will be a newly constructed home. The 2008 Home Program will help bring this project to a reality. This project will serve a very low income family. The project will also serve the neighborhood, there has been no new construction on that block in 50 years. It will also make a strong statement to the people that The City of Racine is making an aggressive effort to promote home ownership and stop drug activity in that neighborhood. It will show them that revitalization is on the way. The timetable for implementation of the proposal will be as soon as funds are approved. The completion of the project will take six months to a year.

SECTION 3: COLLABORATION

- 1) Describe the extent to which your proposal is consistent with the City of Racine's Consolidated Plan priority housing goals: promoting homeownership; rehabilitating or constructing affordable housing in target neighborhoods; preventing homelessness.

This proposal will promote home ownership because the family will be first time homeowners. This will serve as affordable housing in a target area the 700 block of 12th Street. It will also show that the City of Racine is making an aggressive effort to revitalize the block because there has been no new construction on that block for 50 years or more.

- 2) Describe how your proposal supports or complements the activities of other housing providers in Racine.

Other housing providers in The City of Racine promote homeownership. They construct new affordable homes in target areas such as 711 12th Street . Some of the city blocks have not seen new construction for years. They promote revitalization in the city of Racine's target areas. This is also what our proposal will do.

SECTION 4: BUDGET

BUDGET FOR ACTIVITIES PROPOSED FOR HOME FUNDING IN WHOLE OR IN PART:

REVENUES:	
FUNDS REQUESTED FROM HOME PROGRAM	\$ 82.500.00
OTHER FUNDS: LIST SOURCE AND AMOUNT	
A Legal Settlement	\$ 83.000.00
Total Revenues	\$165.500.00

EXPENSES: Attach a budget spreadsheet specifying the uses of the funding. For example, include acquisition, architect's fees, permits, and other soft costs, holding costs, labor and materials, disposition costs, permits, organizational overhead, contractor profit, contingencies, etc.

GENERAL CONTRACTING								
owner:	Mr & Mrs Criggs	start date:						
property address:	711 12th st	finish date:						
home telephone:		total cost:						
work telephone:		extra cost:						
min. down payment:								
sq footage	1906	\$159,900.00	\$86.83					
TYPE	DESCRIPTION	CONTRACTOR	CONTRACT	Draw 1	Draw 2	Draw 3	Draw 4	balance
survey	stake land	N, M & B	\$750.00					\$750.00
permit	township	township	\$4,300.00					\$4,300.00
								\$500.00
silt fence	black fence to prevent run off	Klaus	\$500.00					\$1,500.00
excavation/backfill	dig basement	Klaus	\$1,500.00					\$500.00
grading-rough	clay grading	Klaus	\$500.00					\$750.00
grading-finish	black dirt grade	Klaus	\$750.00					\$7,500.00
fill/trucking	gravel-stoops, garage	Klaus	\$7,500.00					\$3,500.00
mason-footings	8" x 16"	precise contracting	\$3,500.00					\$7,500.00
mason-basement	poured wall	precise contracting	\$7,500.00					\$4,500.00
mason-cement floors	4" over stone, vapor barrier	precise contracting	\$4,500.00					\$11,500.00
								\$2,500.00
lumber	rough lumber	big buck	\$11,500.00					\$12,000.00
trusses		big buck	\$2,500.00					\$12,000.00
carpentry-rough		precise contracting	\$12,000.00					\$8,500.00
siding		lee's siding	\$8,500.00					\$900.00
exterior doors		big buck	\$900.00					\$4,500.00
windows		big buck	\$4,500.00					\$4,000.00
millwork-material	oak trim, doors, closet material	big buck	\$4,000.00					\$5,000.00
carpentry-finish		precise contracting	\$5,000.00					\$7,500.00
hardware	nails, knobs	big buck	\$7,500.00					\$5,500.00
cabinets	merrilat	big buck	\$5,500.00					\$2,750.00
insulation	r-13 walls, r-38 ceiling	alpine	\$2,750.00					\$4,000.00
roofing	shingles, felt, vents, edging	precise contracting	\$4,000.00					\$1,000.00
garage door	insulated raised panel	feest installation	\$1,000.00					\$11,000.00
drywall		A & B Drywall	\$11,000.00					\$750.00
electrical allowance	any hanging light fixture	precise contracting	\$750.00					\$8,000.00
electrical		barth	\$8,000.00					\$9,500.00
plumbing		success	\$9,500.00					\$3,000.00
trenching laterals	dig to mains	Klaus	\$3,000.00					\$6,500.00
heating		simply service	\$6,500.00					\$1,000.00
gutters/downspouts		precise contracting	\$1,000.00					\$1,500.00
refrigeration	air conditioning	simply service	\$1,500.00					\$5,300.00
floor-vinyl/solarium		R & B	\$5,300.00					\$0.00
landscaping	sod front yard	precise contracting	\$2,000.00					\$2,500.00
driveway	concrete	precise contracting	\$2,500.00					\$1,500.00
sidewalks		precise contracting	\$1,500.00					\$0.00
								\$0.00
								\$0.00
general contractor		precise contracting	\$12,000.00					\$12,000.00
total			\$165,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$165,500.00

2008 HOME Application

Proposal #5

Applicant: Corrine Reid Owens Square LLC

Activity Name: Multi-Family Housing—State & Silver Streets

Requested Amount: \$220,000

Total Project Cost: \$8,666,525

PROPOSAL # 5
DATE REC. 11-12-07

PROPOSAL FOR 2008 HOME FUNDING
SUMMARY SHEET

NAME OF PROGRAM: HOME Funds

NAME OF APPLICANT: Corrine Reid Owens Square, LLC c/o Commonwealth Development

ADDRESS: 79 E. Division St., Fond du Lac, WI 54935

PHONE NUMBER: (920) 922-8170

E-MAIL ADDRESS jaye@commonwealthco.net

NAME OF CONTACT PERSON: Christopher Jaye, Vice President – Commonwealth Development

FINANCIAL REPORTING DONE BY: Suby Von Hayden

TOTAL HOME FUNDS REQUESTED: \$220,000

TOTAL COST OF PROPOSED ACTIVITY: \$8,666,525

WHAT OTHER FUNDING SOURCES HAVE BEEN IDENTIFIED FOR THIS PROJECT?: Low Income Housing Tax Credits, AHP Funding through the Federal Home Loan Bank, permanent debt, Community Development Block Grant Funds, and deferred developer fees.

WHAT FUNDING SOURCES HAVE BEEN CONFIRMED?: All of the sources listed are to be applied for.

PROVIDE A BRIEF SUMMARY OF THE PROPOSAL:

Corrine Reid Owens Square ("CROS") will be located at the intersection of State St. and Silver St., immediately west of the downtown business district. This highly visible, catalytic project will be a mixed-use project, consisting of 40 affordable rental homes (apartments and town homes, and approximately 1,500 sq. ft. of commercial/retail space on the first floor.

The project will be an excellent example of infill development that will enhance the impact of the Commuter Rail and Transit Station, provide quality affordable housing for neighborhood residents earning less than 50 and 60% of area median income, and will provide street-level commercial space. The proximity to the Commuter Rail and Transit Station, schools, shopping, health care and the downtown business district will be of great interest to prospective housing and retail tenants. Additionally the project will provide significant opportunities for Emerging Business Enterprises through construction jobs, and will also provide for the creation of permanent jobs in the commercial/retail space. The proposed project is consistent with the Racine Downtown Plan which was completed in 2005.

The project is named after Corrine Reid Owens, a founding member of the Racine chapter of the NAACP and an advocate of human rights, quality education and a symbol of perseverance and dedication for Racine's African American community.

The developer for the project is a joint venture between The Dorsey Group, LLC and Commonwealth Development. Additional community partners include Wayman African American Episcopal Church, the Community Women Club, and First Choice Pre-Apprenticeship Training Program.

STATEMENT OF APPROVAL: Non-profit and For Profit Organizations.

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

Board President's Signature: _____

Board Treasurer's Signature: _____

STATEMENT OF APPROVAL: Government Agencies and Individuals.

This proposal for HOME 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: _____

Title: _____

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

1) Describe the need in the City that this proposal will address.

- Provide 40 units of safe, quality affordable housing to residents earning less than 50 and 60% of the area median income;
- The project will remove blighted, under-utilized properties helping to enhance, build and revitalize the immediate and surrounding neighborhood;
- Enhance and compliment the recently completed Commuter Rail and Transit Station, and help spur additional development and redevelopment in the immediate area surrounding the transit center – consistent with national trends for development and redevelopment efforts around transit hubs;
- Be a catalytic commercial and retail project in neighborhood and State Street corridor;
- Establish a sense of place by enhancing the district and State Street corridor as a gateway into Racine;
- The project will be an excellent example of infill and high-density development, consistent with the desires of the 2005 Racine Downtown Plan;
- Provide residents with excellent access to transit, schools, shopping and health care;
- Will significantly expand the property tax base through property taxes paid by the completed project, as well as having a positive impact on overall neighborhood property values;
- Improve security in the area by increasing economic and residential activity;
- Create employment opportunities for emerging/minority business enterprises through construction sub contracts, as well as create permanent jobs with the new commercial/retail operations.

2) Describe the basis on which you determined the need exists and identify the extent of the need.

Preliminary market analysis has identified an immediate need in the surrounding neighborhood for safe, quality affordable housing. In Racine as a whole roughly 35% of all residents living in apartments pay at least 30% of their monthly income for rent. An estimated 15% of all residents pay in excess of 50% of their monthly income for rent. Additionally, the rental housing stock in the immediate neighborhood is in poor condition. The proposed project will provide 40 units of safe, quality affordable housing to residents earning less than 50 and 60% of the area median income.

Minority unemployment in Racine exceeds state and local unemployment percentages. Through the use of emerging/minority business enterprises during the construction of CROS, as well as the creation of permanent jobs in the commercial/retail space, it is assumed that significant economic benefits will be created in the immediate neighborhood.

The project will act as a catalyst for additional development and redevelopment in the immediate area. This project, as well as those that will follow, will follow a national trend of high-density, transit-orientated development. This type of development creates a higher quality of life for residents, increases the use of public transportation, and significantly increases property values in the immediate area.

SECTION 2: PROPOSAL OVERVIEW

Describe the activity(ies) for which funding is being requested. Include in the description what activities will take place, how the program will be administered, who will be served by the activities, and a timetable for the implementation of the proposal.

The funding being requested will be used to assist in the development of 40 units of safe, quality affordable housing, as well as approximately 1,500 sq. ft. of street-level commercial/retail space. A significant portion of the financing will come from the syndication of affordable housing tax credits awarded through a competitive process by the Wisconsin Housing and Economic Development Authority ("WHEDA"). WHEDA is responsible for the allocation and administration of the affordable housing tax credit program. Additionally, any other "soft" financing received will require that the project comply with any specific rules, guidelines, etc. as determined by the funding source.

Those served by the development activities include residents living in the residential units, any commercial/retail tenants, current residents in the neighborhood through increased property values and access to new retail outlets, transit riders who utilize the Racine Commuter Rail and Transit Station, and future transit-orientated development and redevelopment activities in the immediate area.

Development Timeline:

November-December 2007 – Plan Review

- Obtain necessary City approvals
- Obtain option on land from City of Racine
- Obtain preliminary financing commitments
- Submit HOME financing application
- Identify commercial tenant

January 2008 -

- Complete development budget
- Complete market analysis
- Submit application to WHEDA for Affordable Housing Tax Credits

April 2008 -

- Credits awarded by WHEDA

May-October 2008 -

- Close debt, equity and soft financing
- Resolve any environmental issues
- Complete construction design/drawings
- Receive necessary approvals from City of Racine
- Award sub contracts
- Purchase property
- Begin construction

August 2009 -

- Construction complete
- Residential lease up begins (approximately 6 months)
- Commercial tenant begins operations

SECTION 3: COLLABORATION

1) Describe the extent to which your proposal is consistent with the City of Racine’s Consolidated Plan priority housing goals: promoting homeownership; rehabilitating or constructing affordable housing in target neighborhoods; preventing homelessness.

The proposed development site has been identified by the City of Racine as an ideal site for mixed use development (housing and commercial retail). The proximity to the Racine Commuter Rail and Transit Station, as well as the location on the State Street corridor supports such a use.

When complete, CROS will provide 40 units of safe, quality affordable housing. This transit-orientated development will provide residents with excellent access to jobs, shopping, schools and health care. The project will be constructed of similar or better quality than market-rate apartments in the community. The two and three bedroom apartment homes will have rents ranging between \$340 - \$715, and will serve residents earning less than 50 and 60% of the area median income.

Additionally, and after the fifteen year tax credit compliance period, the units will convert to for-sale housing. Pricing of the for-sale units will be at a minimum 10% below the fair market price at the time of conversion. Rental tenants will have first option to purchase the units at that time.

2) Describe how your proposal supports or complements the activities of other housing providers in Racine.

CROS will compliment and build upon the efforts of many to address the pressing need in Racine for quality affordable housing. The project will provide workforce housing in a safe and convenient location. Additionally, management of the project will work closely with the Housing Authority of Racine County to accept residents with housing vouchers who may be on a waiting list.

SECTION 4: BUDGET

BUDGET FOR ACTIVITIES PROPOSED FOR HOME FUNDING IN WHOLE OR IN PART:

REVENUES:	
FUNDS REQUESTED FROM HOME PROGRAM	\$220,000.00
OTHER FUNDS: LIST SOURCE AND AMOUNT	
Federal Home Loan Bank – Affordable Housing Program	\$355,000.00
Equity fro sale of Low Income Housing Tax Credits	\$7,049,464.00
First Mortgage	\$1,060,955.00
Deferred Developer Fee	\$1,095.00
TOTAL REVENUES	\$8,666,525.00

EXPENSES: Attach a budget spreadsheet specifying the uses of the funding. For example, include acquisition, architect’s fees, permits, and other soft costs, holding costs, labor and materials, disposition costs, permits, organizational overhead, contractor profit, contingencies, etc.

Development Budget

Development Budget/Uses	Cost
New Construction	6,876,432
Soft Costs	925,000
Operating Reserve	134,749
TOTAL DEVELOPMENT COST	8,666,525

2008 HOME Application

Proposal #6

Applicant: Soren Sauerbol

Activity Name: New Construction—Randolph Street

Requested Amount: \$25,000

Total Project Cost: \$145,000