

Wisconsin Partnership for Housing Development:
Request for Additional HOME Funds.

WPHD was awarded \$300,000 in 2019 HOME funding for the development of 4 supportive housing units for families in Stoughton. These units are designed to serve households with children who are homeless (using the McKinney Vento definition). We are working with a local supportive service provider to ensure that adequate services are provided to assist these families to identify permanent stable housing.

In addition to the HOME funds, we have received a commitment from Forward Community Investments for \$350,000 in loan funds. This loan amount is the maximum that can be supported with the HOME rents that we can charge for the units.

Over the past year, we have obtained the necessary zoning changes and the city has approved our plans for development. Once the plans were approved, bids were obtained from contractors for the construction. One major change in our design requirements was the need to include a sprinkler system in the units, and to deal with storm water management requirements. Both of these items, in addition to the rapid increase in construction costs, have resulted in a construction bid that is about \$150,000 more than we originally estimated.

We want to move forward with the development of these units. However, we can't support any additional loan funds. As a result, we are requesting \$100,000 in funds that we have been awarded for 2020 to be used to supplement previously awarded HOME funds in order to undertake this project. WPHD was awarded \$222,192 for 2020 to use for the acquisition of 2 existing units of housing to be used as long-term rental housing. This proposed change would reduce the funding for the 2020 project from \$222,192 to \$122,192 and expected units from 2 to 1.