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Foreign Not For Profit Corporation
TURNSTONE DEVELOPMENT CORPORATION

Filing Information

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Name Changed: 04/20/2012

Address Changed: 11/30/2015

Officer/Director Detail

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Annual Reports

Report Year	Filed Date
2014	04/01/2014
2015	04/09/2015
2016	04/13/2016

FY 2017-2018 PUBLIC SERVICES FUNDING APPLICATION

Date Submitted by Applicant:	February 16, 2017
<i>Date Received by City:</i>	

APPLICANT INFORMATION

Organization/Agency Name: Turnstone Development Corporation	
Funding Requested: \$40,000	Number of Clients To Be Served: 50
<u>Select One</u> Public Service Activity / Category Name Below: <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Economic Empowerment/Development Program <input type="checkbox"/> Education Program (<i>including childcare and the like</i>) <input type="checkbox"/> Emergency Food and Shelter Program <input type="checkbox"/> Grassroots Community Projects in Eligible Neighborhoods </div> <div style="width: 48%;"> <input type="checkbox"/> Health Care and Substance Abuse Program <input type="checkbox"/> Recreation Program <input checked="" type="checkbox"/> Other (Identify the Activity / Service: Family Support Coordinator </div> </div>	
<u>Select one</u> HUD National Objective below: <input checked="" type="checkbox"/> Benefit to low- and moderate- income (LMI) persons <input type="checkbox"/> Aid in the prevention or elimination of slums or blight <input type="checkbox"/> Urgent Need	
Address Where Public Service Activity To Be Administered: 615 N. Andrews Ave., Ft. Lauderdale, FL	
Primary Contact Person: Bill Schneider	Title: Executive Director
Agency Address: 615 N. Andrews Ave., #101	City: Ft. Lauderdale Zip Code: 33311
Phone #: (954) 626-8144 Fax #: () -	E-mail: bschneider@turnstonedev.org
Printed Name of Authorized Official Signing: William Schneider	
Title of Authorized Official Signing: Executive Director	
Employer Identification Number (EIN): 36-3105849	Dun & Bradstreet Number (DUNS)¹: 16-6974175
CENTRAL CONTRACTOR REGISTRATION (CCR)² <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

¹ All recipients who are awarded federal funding must have a DUNS Number. To request a DUNS Number, access: <http://mycredit.dnb.com/establish-your-business/>

² All recipients who are awarded federal funding must be registered on the CCR website prior to receiving a grant. Once a DUNS Number has been obtained you must register at <https://www.sam.gov/portal/public/SAM/#1>

PLEASE NOTE: CDBG funds cannot be used to purchase equipment, machinery, software or vehicles.

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SECTION 1
EXECUTIVE SUMMARY

Section #1: EXECUTIVE SUMMARY (limit 2000 characters)

Include a project overview of the services to be provided and the planned recipients (target population(s)) of the service (i.e. youth, homeless, disabled, etc.).

Wisdom Village Crossing is a 105-unit multifamily new construction affordable housing project targeting low income households who are at or below 60% area median income. The development consists of studio, one-bedroom and two-bedroom units. As a multifamily development, the property will have resident programming to include Literacy Training, Employment Assistance Program, and Family Support Coordinator. There is no cost to the resident to provide these programs. Literacy Training: Tutors will provide weekly literacy lessons to residents on-site in a designated private setting. Employment Assistance Program: Quarterly workshops offering counseling by an employment counselor; these workshops will provide instruction to cover basic skills needed to obtain and keep employment as well as appropriate workplace behaviors and ethics. The employment counselor will evaluate current job skills, assist with setting job goals, assist in development and regular review/ update of an individualized plan for each participant; provide resume assistance, interview preparation, placement and follow-up services. The Family Support Coordinator will assist residents by assessing their needs and obtaining associated services for the individual/household. Located on-site, the Family Support Coordinator's goal is to promote successful tenancies and help residents achieve and maintain maximum independence and self-sufficiency. This will be achieved by connecting residents with private and public community resources. The Coordinator will develop and oversee activities based on resident needs and interests along with supporting resident engagement through organizing group activities to build and enhance a sense of community. Our goal is to assist a minimum of 50 individuals through these service programs. As a needs-based service, we realize more than 50 residents may benefit from programming and will be afforded the opportunity to participate. Programming is open to all residents in need

SECTION 2

STATEMENT OF NEED

Section #2: STATEMENT OF NEED (limit 6000 characters)

Describe the Fort Lauderdale community's need for your project. Include information on the history and severity of the need in this city and, if applicable previous successful or unsuccessful attempts to meet these needs. Provide specifics regarding the demographics of the population to be served including the number of people experiencing this need and their location. **NOTE: If you are targeting the homeless population, please attach data that deals with homeless statistics in Fort Lauderdale, crime rate for applicants providing those types of services, drop-out rate, pregnancy rate should be placed as attachment B9.**

Ft. Lauderdale is the largest city in Broward County; per the US Census the city has seen growth of more than 10,000 residents between 2010 – 2015. Low-income households with 60% area median income (AMI) made \$30,480, \$34,800, and \$39,180 for one, two, and three person households respectively in 2015. The U.S. Census reports in the past 12 months over 60% of renter-occupied households have incomes of 34,999 and below. According to a 2014 Broward County Affordable Housing Needs Assessment report, the majority of U.S. workers have experienced more than a decade of wage stagnation. This has caused a cost-burden of just under 50% of household paying more than 30% of their income to cover housing costs. This report noted substantial “affordability gaps” in Broward county for households with an AMI at or below 80%.

The need for affordable housing in Ft. Lauderdale to meet the needs of its low-income residents is present and will continue to grow with high cost-burden percentages. Cost-burdens in the region are reported as high as 70% with significant portions of a household incomes going towards housing and transportation costs. Obtaining affordable housing meets an important need for low-income households in Ft. Lauderdale, but maintaining housing stability is a secondary need to the first.

There are varying degrees of supportive service programs throughout the U.S. focused on individual and household needs. Family Supportive Services Program at Wisdom Village Crossing in the Flagler Village community in Ft. Lauderdale was part of the design and concept of the project to assist in removing barriers that may exist. This newly constructed affordable housing rental property was built with the residents in mind. With a target focus on literacy and employment needs, the need for family support services in affordable housing properties is instrumental to providing guidance, education and resources to meet household needs that in turn increase self-sufficiency and housing stability.

A 2011 research evaluation by Adam Dunn of University of California, Berkeley on resident services in subsidized housing for low-income households identified a link between resident services and housing stability. The research concluded that successful programs incorporated needs assessment, outcomes tracking, staff training and procedures, cultural competency and youth programming. These services are typically found in housing for specialized populations such as households experiencing homelessness. Low-income households are not always in the position of being homeless, but face issues and barriers that could place them in that situation if not addressed.

Community programming is available to address the needs, but with housing, transportation and childcare costs accessing such programming could be difficult for many households. Providing such services on-site in the common residential community eliminates those barriers making it easier for individuals and families to identify their needs, create goals, and engage in supportive activities to increase their self-sufficiency.

Wisdom Village Crossing Family Services Programming offers on-site resident programming that incorporates proper assessment and intervention strategies using available resources to assist residents in overcoming a variety of issues experienced.

SECTION 3

PROGRAM DESCRIPTION

Section #3: PROGRAM DESCRIPTION (limit of 6000 characters)

Describe how the proposed project will address the need as stated on previous page and identify how input and support has been obtained from the impacted community. If other agencies are currently providing a service to address this need, explain how your approach or program will improve or expand the provision of services.

Wisdom Village Crossing's Family Support Program links residents to on-site training and community resources. The Family Services Coordinator is key to assisting residents through a needs assessment and the connection to appropriate services. On-site programming will focus on the greatest needs identified that we have seen at our other affordable housing properties which are literacy and employment. Various literacy activities and programming will address the day-to-day basic needs such as homework help to more critical needs such as helping adult residents overcome literacy barriers through adult literacy programming such as GED/ ESL.

The employment assistance program's goal is to serve unemployed and underemployed residents helping them to maximize their earning potential through employment counseling and placement.

Literacy and employment are not exhaustive of resident needs and should be reiterated that part of the Family Service Coordinator's role is to connect residents with appropriate services within the community. Depending on the service need, residents will connect with resources outside of their residential community or in other cases the Family Services Coordinator will bring the resource to the residents on-site (i.e. employability workshops, volunteer services, etc.).

As previously stated, these on-site services is an extension of opportunities available within the community that may not be easily accessed. There is a direct link between resident services, housing stability and property performance. An affordable housing property is created to not only to provide affordable housing options, but to also support households in their effort to remove barriers to obtaining optimal self-sufficiency.

Turnstone Development's management team has reached out to community members to determine needs pertaining to affordable housing. Prior to construction, Turnstone met with community members which served as confirmation of the then proposed affordable housing development that is currently in the initial lease-up process at Wisdom Village crossing. Just important as fostering community with the surrounding community, it is also necessary to create a community within a community within the rental property. Programming geared towards residents with similar needs promotes identification of commonalities and a support system within their residential environment. Residential programming on-site along with assistance from a coordinator to connect individuals to needed services removes the barrier of inaccessibility. This is an extension of what may be found within the community or surrounding areas.

PROGRAM DESCRIPTION CHART

GOAL	OBJECTIVE	ACTIVITIES	TIMELINE	MEASURABLE OUTCOME
Conduct needs assessment of 105 households	Identify individuals within 105 unit affordable housing project that are in need of literacy and employment assistant services	Needs assessment for household members	Within 30 days of move-in to the property	A minimum of 50 individuals identified and assisted
Increase community resource database to develop an on-site resource guide for resident use.	Connect residents to appropriate services to meet an identified need not available through resident services provided on-site	Outreach to local businesses, community organizations, municipalities, volunteer organizations	Quarterly	Identify 2-3 new community resources per quarter
Engage a minimum of 50 participants in literacy and/or employment assistance training	Provide literacy and employment programming to residents in need of services	Weekly and quarterly sessions, individual sessions, referral to outside resources	Ongoing	Percentage of residents with documented and demonstrated increase in literacy and/or acquisition and maintenance of employment meeting individual goals
100% of unemployed adult residents will secure employment	Assist unemployed residents with job search tasks	Individual employment counseling, quarterly workshops, group job search sessions	Ongoing	Document # of residents who secure gainful employment, monthly and quarterly outcomes reporting
30% of participants in employment program will obtain better jobs	Increase participant skills	Assist with certification completion, compare job interest versus skills assessment, update resume	Quarterly	Document # of residents who obtained employment with increased wages - monthly and quarterly

EVALUATION

For each goal listed in the Program Description Chart and using the chart below detail how you will evaluate the effectiveness of the program including how you will measure the achievement of the planned outcomes, and how and when you will report the program outcomes to the grantor.

GOAL	EVALUATION METHOD	COMPLETION DATE	REPORTING MECHANISM
Conduct needs assessment of 105 households	Supervisor file audit to determine completeness of information gathered and identified needs; obtain resident feedback of process	5/31/17	Monthly review of participant files by program supervisor
Increase community resource database to develop an on-site resource guide for resident use.	Resident survey	June 2017 and quarterly thereafter	
Engage a minimum of 50 participants in literacy and/or employment assistance training	Resident surveys, documented percentage of outcomes met	3/31/18	Sign-in sheets, resident contact progress notes, monthly reporting to supervisor and compliance staff
100% of unemployed adult residents will secure employment	Resident surveys after employment sessions (group, workshops, one-on-one counseling) to receive feedback if needs are being met through the process	3/31/2018	Monthly reporting of residents securing employment
30% of participants in employment program will obtain better jobs	Resident surveys, documented number of participants who increase employment income	3/31/2018	Monthly reporting, quarterly analysis of participants meeting goal

SECTION 4

PROGAM BENEFITS

Section #4: PROJECT BENEFIT (limit of 6000 characters)

Using data and research explain how the project is expected to result in long term as well as short-term benefit. Include both an overview of the scope of services to be provided as well as specific information as to the goals, objectives, activities, timelines and measurable outcomes for the project, using the chart below.

NeighborWorks® America sponsored research conducted by Community Housing Partners (CHP) in 2009 that showed how resident services are key property operations in affordable housing residential communities. A key factor was housing stability which is achieved by increasing or stabilizing household income. The project as designed will demonstrate short-term benefit to the resident that includes identification of needs through a needs assessment and goal setting. The first step is a needs assessment of all households who are willing to participate in resident programming. Those who do not wish to complete a needs assessment are requested to sign a waiver of participation to place in their file. It is the goal to assess all 105 households of Wisdom Village crossing.

In order to make progress, the resident must understand their existing barriers and set goals to move past them. For instance, a household with a couple with one or both unemployed or underemployed are equipped with the information needed to decide their next steps as part of the Family Services Program. Their participation is a result of increased motivation through assistance provided on-site to engage in employment programming to secure (better) employment. The long-term benefit is housing stability which is the purpose of affordable housing. Many who qualify for affordable housing still struggle with financial barriers that impact their household. Participation in resident services programming provides the opportunity to work towards meeting goals through increasing skills and literacy resulting in successful outcomes that positively impact the family/household.

Some programming, such as literacy, is offered weekly which is a commitment to improvement by the participant. Other programming such as employment workshops occur quarterly which can be scheduled to not interrupt their work schedule, yet offer participants the opportunity to gain useful information and increase their employment.

In some cases, needs identified cannot be properly addressed on site which leads to the need for creation and ongoing updating of a community/ area resources database or guide available to all residents whether they participate in resident programming or not. The 105 units represented mean that there will easily be more than 105 adult residents. Although the goal is to assist 50 residents, all those in need and willing to participate in programming will have the opportunity to access services appropriate to their needs.

SECTION 5

AGENCY INFORMATION AND MANAGEMENT CAPACITY

Section #5: AGENCY INFORMATION AND MANAGEMENT

CAPACITY (limit of 7500 characters)

Describe the history and current status of the applicant agency, specifically providing information which demonstrates the agency's ability to successfully implement the program, including, if applicable, data from previous year's funded grant. Include information as to whether the proposer operates in other cities, counties and/or states. Using the chart on the next page, (*add additional rows as needed*) identify the key agency personnel; identify their responsibilities in the project and key prior experience implementing similar projects. (Note: *If funding will be used to hire staff, indicate such in the staff column and complete all but the last column*) Note – **Resumes of Program Administrator(s) and Chief Financial Officer are required in Attachment B5.**

Turnstone Development Corporation is a not-for-profit 501 (c)(3) real estate development company specializing in the construction and preservation of affordable housing. Since its inception in 1998, Turnstone Development has developed over 1,300 affordable housing units in Illinois and Florida while leveraging over \$185 million in private and public investment capital.

Turnstone Development Corporation routinely incorporates community and supportive services in all of its developments whether designated as a permanent supportive housing, independent senior or multifamily affordable family housing developments. This is included in the property amenities to create a sense of community and neighborhood within our developments and to connect our residents to the wider communities in which they live.

Royal American Management is a full-service management company based out of Florida serving communities across the southeast from Colorado to Virginia. They serve over 17,000 residential rental units providing not only management, but also provide additional staffing services to address the needs of residents by connecting them with community resources. Their approach when dealing with diverse resident populations is to take a holistic approach customizing their services to meet the property's needs. Taking into consideration resident input and community partnerships, they successfully lead management and resident services programming ensuring maintenance of proper documentation for monthly monitoring and report generation to meet LURA requirements.

Wisdom Village Crossing is a newly constructed affordable housing development and has no historical information pertaining to resident services programming or data at this time. Key to the success of the Family Services Programming is obtaining data from outcomes measurement to make sure programming continues to meet resident needs for years to come.

AGENCY INFORMATION AND MANAGEMENT CAPACITY CHART

[illegible]

SECTION 6

FINANCIAL INFORMATION

Section #6: FINANCIAL INFORMATION

PLEASE ANSWER QUESTIONS A, B, C, D, E, F, G and H

- A. Describe the current financial stability of the agency and the systems, which are currently in place or will be put in place to monitor the use of, grant funds (limit 2000 characters)**

Turnstone Development Corporation was incorporated in 1998 and has handled numerous transactions aggregating over \$285 million. Funding sources leveraged include American Recovery and Reinvestment act (ARRA) funds, HOME program funds, Low Income Housing Tax Credits (LIHTC), and CDBG. Turnstone's full-time Office Manager manages these transactions while the Compliance Coordinator handles reporting requirements and record keeping pertaining to the various grants and sources of funds. Additionally, Turnstone is publicly audited each year for additional verification. There is little to no cash used at Turnstone properties. The property managers use Credit Cards at all of its properties. When the credit card is used in a transaction that is less than \$100.00 the property manager sends the receipt to the supervisor who fills in a petty cash report to send to the accountant for reimbursement and accounting purposes. If the transaction is over \$100.00 the property manager must fill out a purchase order and have it approved by the supervisor. When the transaction is complete the manager sends the receipt to the president who then fills out an expense report and sends that to the accountant for reimbursement and accounting purposes. We keep a log of all purchase orders at the property. Accounts Payable – all scheduled (phone, contracts, service agreements) monthly bills are initially approved by Property Manager and supervisor. After initial review and approval, invoices are then received by the property's accountant to be processed. Accounts Receivable – all property receivables are collected by the property manager and processed into the accounting software. Once all receivables are processed the accountant approves the transaction in the software and reconciles to the bank statements. All reconciliations are done by the accountant at the beginning of the following month.

- B. What is your agency's annual revenue for the current fiscal year? (limit 15 characters)**

\$950,000

- C. How much of that funding is being dedicated to this public service project? (limit 15 characters)**

\$25,000 for float

- D. What other goods and services (in kind) will be leveraged for this public service project? (limit 2000 characters)**

These services will be performed at the property known as Wisdom Village Crossing, LP located at 615 N. Andrews Avenue. This property represents 105 families making under 60% area median income. Since Turnstone is the general partner of this development, there are numerous other resources available to leverage. For example, there is a full-time property

manager and maintenance staff on-site that will help contribute overhead and administrative costs in excess of the amounts reimbursed through the grant.

In addition to the benefits above, there will be the opportunity to provide below market rent for office space to facilitate programming and services. The property will assist with the “reimbursement” of the CDBG funds for cash flow. Since rents from the tenants come in, we are able to absorb costs while waiting to receive reimbursement for the CDBG funds granted.

- E. Is this is a continuation grant? No
- F. Identify previous funding sources (*including CDBG*), and anticipated additional and/or matching fund sources needed to implement the project. If you are a past CDBG recipient, please include the outcomes from the last two (2) years you received CDBG funding, including the outcomes of the performance indicators. (Limit 7500)

Since this is a new rental development, programming will also be initiated for the first time at Wisdom Village Crossing. This is Turnstone’s first year applying for CDBG grant funding through the City of Ft. Lauderdale; we did not have previous funding. It is anticipated that any additional funds required for the project will come from the building operations, as is described in question “D” above. Since the tenants pay rent and those funds are readily available, they will be used for excess costs and any required matching funds.

- G. Describe how this project can be sustained in subsequent years if CDBG funds are not allocated. If you are not funded this year for the entire amount requested, would the project still proceed? Where will you get the funds? Will the project be modified in any way, and if so, how? (limit 3500 characters)

If CDBG funds are not awarded this year, we will continue with implementation of programming for the residents of Wisdom Village Crossing. Such programming is instrumental to the success of housing stability for the low-income population. Having these programs and services on-site provides accessibility removing the barrier presented by traveling elsewhere to meet these needs. It is important to note as with all not-for-profit programs with limited funding, services will be scaled down and facilitated on a smaller scale. We will have to identify the greatest need among the residents as a whole and tailor services to meet the greatest need represented in Wisdom Village Crossing’s residential community. For example, we may not be able to do resume writing or job training in addition to family support coordination and would seek out in-kind services provided by individuals or organizations willing to meet specific needs that are not part of available programming. This would be a conscious effort to have the greatest impact with limited funding. On the positive side, we are in a good position that we do have operating income from the building to help with these services, we need the CDBG funding to assist make the program that much more robust and effective to meet the needs of the entire population of 105 families residing at Wisdom Village Crossing.

- H. Describe briefly how grant funds will be allocated to support the goals identified in the grant application. If grant funding will be used to support the organization’s infrastructure, explain how existing organizational funds will be reallocated for the project. (Limit 3500 characters)

Since Turnstone just constructed the new apartments building at 615 N. Andrews Avenue, we are in a position that these funds will not be needed to bolster the infrastructure of the building. These requested funds will be allocated to the programs at hand as described in the application and support

those same goals. As listed in the program budgets, the funds are necessary to create the various needed services that benefit the low-income tenant population.

- I. Identify specific budget items to support the project, including those using current organizational funds. Include all personnel (Salary and Benefits) and major capital expenses. (Limit 3500 characters).**

These items are listed on the Exhibit to Section 6 within this document.

- J. CDBG is a reimbursement program. Historically, agencies who are awarded CDBG funding may not receive the October, November, and Decembers reimbursement checks until January. What capacity does your agency have in place to cover the cost associated with the implementation of the program? (Limit 3500 characters)**

Turnstone is aware of this requirements and is ready to accept the terms of this for the grant. Since the building will have tenants that are paying rent, there will be operating income to support the expenses incurred for the CDBG requirements and programs. Therefore, Turnstone is able to wait for the funds to come in for the reimbursement.

Section #6: BUDGET SHEETS

PUBLIC SERVICES BUDGET SUMMARY SHEET

ORGANIZATION:	Turnstone Development Corporation
NAME OF PROJECT:	Wisdom Village Crossing
NUMBER OF CLIENTS TO BE SERVED:	Minium of 50
FUNDING YEAR	2017-2018
Date Submitted	February 16,201 7

Category Number	Category Breakdown	CDBG Funds	Other Grants	Other Funding Sources	Total Funds
1	Family Support Coordinator	25000			25000
2	Literacy Training	3000			3000
3	Employment Assistance	5500			5500
4	Compliance Reporting	2000		2000	4000
5	Admin and Overhead	2000		2500	4500
6	Office Costs (phone, internet, space)	2500		5000	7500
7					
8					
9					
10					
	Total CDBG Funds	40000			
	Other Grant Funds				
		Grand Total			

***PLEASE NOTE: CDBG funds cannot be used to purchase equipment, machinery, software or vehicles.**

Section #6: PUBLIC SERVICES BUDGET ITEMIZATION SHEET

ORGANIZATION:	Turnstone Development Corporation
NAME OF PROJECT:	Wisdom Village Crossing

Category Number	<u>Category Breakdown</u> <u>PLEASE PROVIDE A DETAILED DESCRIPTION FOR EACH BUDGET CATEGORY YOU ARE REQUESTING CDBG FUNDS FOR ELIGIBILITY REVIEW BY STAFF</u>	<u>Category Amount</u>	
		CDBG Funds	Other Funds
	Part-time Family Services Coordinator salary.	25000	0
	Supplies, materials, expert fee for literacy training program including homework help, GED study guides, ESL materials.	3000	0
	Supplies, materials, expert fee/ workshops for employment assistance program.	5500	0
	Compliance staff time to review program and generate quarterly reporting.	2000	2000
	Administrative costs to facilitate the program	2000	2500
	Cost associated with program such as space rental, internet, phone service, supplies (general office supplies such as paper, pens, resident file materials, etc.)	2500	5000

***PLEASE NOTE: CDBG funds cannot be used to purchase equipment, machinery, software or vehicles.**

SECTION 7

PERFORMANCE INDICATORS

Section #7: Performance Indicators

Performance Indicators are used to track the impact of the program on those who receive the public service projects. Please provide a minimum of 3 and a maximum of 5 performance indicators that your agency proposes to track if awarded CDBG funding. If you are a previous CDBG recipient, please show the comparison of the previous performance indicators used?

Performance indicators should focus on measuring the impact of the program on participants and/or how are the participants better now that the program was implemented.

Example:

1. At least 90% of Fort Lauderdale participants who obtain verifiable employment will receive one (1) 31 day bus pass to ensure transportation/maintain employment.
2. 85% of elderly individuals and caregivers will report an improvement in their home environment, their nutritional condition or feel less lonely as a result of weekly visits by a senior companion.
3. 85% of parents attending the 10 week Parent Education Program will show improvement and remain outside the at-risk range on positive parenting beliefs and expectations measured through the AAPI-2 Assessment.

Performance Indicator 1

A minimum of 50 residents identified to participate in Family Support Program for literacy training and employment assistance with 90% participation.

Performance Indicator 2

100% of literacy training participants will complete on-site and community-based training obtaining documentation of successful completion (i.e. ESL, GED, etc.)

Performance Indicator 3

85% of identified participants with identified need will complete requirements to obtain GED or certification pertinent to their career path, as applicable.

Performance Indicator 4

75% of underemployed participants will secure employment in a career path leading to wage progression maintaining active employment for 6 months.

Performance Indicator 5

100% of unemployed participants will secure a job within their desired industry increasing their self-sufficiency.

Section #7: PUBLIC SERVICES PROGRAM IMPLEMENTATION SCHEDULE

ORGANIZATION:	Turnstone Development Corporation
NAME OF PROJECT:	Wisdom Village Crossing

IMPLEMENTATION STEPS	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
Resident needs assessment (at move-in)	X	X	X	X	X	X	X	X	X	X	X	X
Develop service plan based on needs assessment	X					X	X					
Quarterly employment workshops	X			X			X			X		
Weekly literacy training (ESL)	X	X	X	X	X	X	X	X	X	X	X	X
Individual employment counseling sessions	X			X			X			X		
Set up community-based programs according to needs assessment		X		X		X		X		X		X
Resident individual career goal setting	X			X			X			X		

SECTION 8

APPLICANT CERTIFICATIONS

Section #8: APPLICANT CERTIFICATION

If this application is approved for funding, the organization agrees to comply with all required federal laws and regulations. The organization confirms that it is fully capable of fulfilling the obligations as stated in this proposal and in any attachments or documents included with this application.

By applying for this CDBG grant, applicant affirms they currently, or by the time of award, possess knowledge and understanding of the following:

1. Proficient administration of the program in full compliance with all Federal, State and local regulations and guidelines.
2. CDBG National Objectives and Eligible Activities.
3. Playing by the Rules: A Handbook for CDBG Sub recipients – We encourage you to download a copy from the HUD website at:
<http://www.hud.gov/offices/cpd/communitydevelopment/library/subrecipient/playing/total.pdf>

As a duly authorized representative of this organization, I submit this application to the City of Fort Lauderdale's Housing and Community Development Division and verify that the information herein is true, accurate and complete.

PENALTY FOR FALSE OR FRADULENT STATEMENT: U.S. Code Title 18. Section 1001, provides that a fine up to \$10,000 or imprisonment for a period not to exceed 5 years, or both, shall be the penalty for willful misrepresentation and the making of false statement, knowing same to be false.

Name of Organization: TURNSTONE DEVELOPMENT CORPORATION

Signature: Wm. Schneider

Title: EXECUTIVE DIRECTOR

Date: 2/15/2017