

FY 2017-2018 CAPITAL IMPROVEMENT FUNDING APPLICATION

Date Submitted by Applicant:	March 31, 2017
<i>Date Received by City:</i>	

APPLICANT INFORMATION

Organization/Agency Name: Turnstone Development Corporation	
Funding Requested: \$95,000	Number of Clients To Be Served: 105
Address Where Public Service Activity To Be Administered: 615 N. Andrews Ave., Ft. Lauderdale	
Primary Contact Person: William 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 in Fort Lauderdale. The development consists of studio, one-bedroom and two-bedroom units. As a multifamily development, the property will have resident programming such as Literacy Training, Employment Assistance programming and a Family Support Coordinator (FSC). The FSC's role is to promote successful tenancies and help residents achieve and maintain maximum independence and self-sufficiency.

Wisdom Village Crossing is a project constructed adjacent to Progresso Pointe, located at 619 N. Andrews Ave. We have identified additional security measures needed to provide optimal safety for the residents of Wisdom Village Crossing that we can add-on after initial lease up of the building. These additions will improve pedestrian accessibility to the parking garage and provide added security when vehicles access the secured garage area of the property. Our goal is to provide enhanced security for the 105 households of Wisdom Village Crossing.



SECTION 2
STATEMENT OF NEED

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

Describe the Fort Lauderdale community's need for the populations that will be served. 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 U.S. 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 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's 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.

Recognizing the need for affordable housing to meet housing needs of low-income households, Turnstone Development Corporation creates high quality affordable housing incorporating sustainability measures, resident amenities and security measures to ensure resident safety. Turnstone's affordable housing portfolio includes senior housing, multifamily housing, and a permanent supportive housing for homeless households providing them with on-site supportive services facilitated by their partner South Suburban PADS (Public Action to Deliver Shelter), a human services nonprofit serving the those at risk of or experiencing homelessness in the south and southwest suburbs of Chicago, Illinois. Wisdom Village Crossing is the newest addition to Turnstone's affordable housing portfolio.

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.

Wisdom Village Crossing is a 105-unit affordable housing rental property located at 615 N. Andrews Avenue in Fort Lauderdale created for low-income households who are at or below 60% area median income.

Components included in the construction of Turnstone Development projects includes incorporation of energy efficiency in the design along with installation of security measures for resident safety. Wisdom Village Crossing is no different with both included in the design and construction of the building. Located adjacent to Progresso Pointe, located at 619 N. Andrews Avenue, we identified the need for additional security add-ons needed to bolster our security measures in order to provide optimal safety for the residents.

These security measures include electronic garage gates; key fob entry/exit to the garage; additional security cameras in the garage and vicinity; and fob activated handicapped accessible automatic door entry to the exterior pedestrian garage entry. The keyless entry system will include installation of a split gate at the garage entrance/exit on the 1st floor. This system would interface with the current access control and fire alarm system. Each residential household will register for and receive a head light tag, which is a piece of clear film the size of a small piece of tape. When a registered tenant vehicle pulls up to the garage to enter/exit, the door will automatically open allowing access into the parking area. A headlight tag is registered and activated when issued with remote deactivation of the device at the end of a tenant's lease term, if not renewed.

Additionally, we determined a need for additional security cameras on the first floor in the garage and outside the various rear entry doors. We recently noticed that someone placed items between the door and frame to prop the door open. Additional security cameras are instrumental in resolving this issue and identifying attempts of unauthorized access the property. These additions will not only benefit the residents of Wisdom Village Crossing, but will make the neighborhood safer in general with security measures in place deterring unauthorized individuals from the area.

PROGRAM DESCRIPTION CHART (complete if improvements tied to buildings use)

[illegible]

PROGRAM DESCRIPTION CHART (complete if improvements tied to buildings use)

GOAL	OBJECTIVE	ACTIVITIES	TIMELINE	MEASURABLE OUTCOME
Install electronic gates	Improve safety for vehicular access to the parking garage	Select contractor bid for project, installation of gates, maintenance education as applicable	Post-construction completion	Residents will access garage through split gate upon vehicle approach to the entrance.
Install key fob entry measures	Provide hands-free access	Installation of keyless (key fob) entry, resident education on use, issuance of key fob/ headlight tags for automatic entry access	Post-construction completion	Residents will access garage via vehicular and pedestrian entry with issued key fob/ headlight tag.
Install ADA door opener with key fob entry at pedestrian entry	Provide ADA accessible pedestrian entrance to the parking garage	Installation of ADA door opener, maintenance education as applicable	Post-construction completion	Residents will access parking garage via pedestrian access using key fob.

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 to the population(s) to be served. 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.

The immediate impact and short-term benefit to the residents of Wisdom Village Crossing as a result of the Capital Improvements for this project is a secure and safe place to call home. This 105-unit high quality affordable housing residential property located in Fort Lauderdale's Flagler Village provides affordable housing to low-income families. Projects such as this can boost residential real estate as it replaces blighted buildings that have the potential to influence real estate values negatively. Integrating affordable housing into communities does not mean providing sub-standard residential units. Instead, affordable housing should fit seamlessly into any community.

According to American Housing Survey's comprehensive measure of housing adequacy, low-income households are more likely to live in structurally deficient housing with just over 25% of low-income households who are renters residing in rental properties with significant structural deficiencies. Affordable housing developers such as Turnstone Development are held to strict standards when developing affordable housing thus creating properties that attract market-rate renters who do not qualify when leasing initiatives. It is important to note that affordable housing is not affordable due to the quality of materials used to construct the building; but the opposite as it provides quality housing to communities' low-income households that are less costly as they are supported by public and private funding.

Turnstone Development constructs affordable housing properties in an effort to maintain a stable population with residents working close to where they live. Affordable housing can be seen as a tool for economic development and often lowers crime rates. The National Crime Prevention Council calls for the construction of affordable housing to reduce crime indicating, "neighborhood cohesion and economic stability are enhanced in areas where the continuing supply of dispersed, affordable housing is assured."

Key to whether a development is an asset to the community is dependent on management practices that includes prudent security measures. Low-income households seek to secure safe and decent housing that allows them the opportunity to be self-sufficient living in a good community. Wisdom Village Crossing was developed to meet not on the needs, but the desires of the population served.

Turnstone has identified needed security measures to be added to the property to ensure every household feels safe in their home that will result in long-term residency. Bolstering pedestrian security with additional security cameras in areas of the building with less visibility, improving vehicular access to the parking garage as well as improving accessibility and security for pedestrian access to the parking garage.

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 corporation specializing in the creation and preservation of affordable housing. Since its inception in 1998, Turnstone Development has developed over 1,500 affordable housing units in Illinois and Florida while leveraging over \$185 million in private and public investment capital. This includes Low Income Housing Tax Credits (LIHTC), U.S. Housing and Urban Development HOME fund, American Reinvestment and Recovery Act (ARRA) funds, Federal Home Loan Bank (FHLB) funds, the Illinois Department of Commerce and Economic Development (DCEO), the Florida Housing Finance Corporation (FHFC) and traditional bank loans and grants.

Turnstone Development leverages its expertise and partnerships to support public entities in their efforts to create and preserve affordable housing for low and moderate-income families and seniors throughout the United States and has experience developing affordable housing in the greater Chicagoland and Northwest Indiana markets. Turnstone Development is highly qualified in the housing industry and has a proven record of success creating high quality affordable housing meeting time and budgetary constraints.

Turnstone Development Corporation consistently integrates green building practices into each development. Nearly all of our developments feature "simple" green measures such as energy star rated appliances, low flow water fixtures and programmable thermostats. Other measures include heating that is more advanced and cooling systems or the project is designed as green buildings according to recognized sustainability standards such as the Enterprise Green Communities Criteria (EGCC). Wisdom Village Crossing was built to the Florida Green Coalition Standard for energy efficiency.

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

AGENCY INFORMATION AND MANAGEMENT CAPACITY CHART

[illegible]



SECTION 6

FINANCIAL INFORMATION

Section #6: FINANCIAL INFORMATION

PLEASE ANSWER QUESTIONS A through I

- 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 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, 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 publically audited each year for additional verification.

There is little to no cash used at Turnstone properties. The property manager uses a credit card for transactions less than \$100 then sends the receipt to their supervisor who completes a petty cash report to send to the accountant for reimbursement and accounting purposes. If the transaction is over \$100, the property manager completes a purchase order and has it approved by their supervisor. A log is kept of all purchase orders at the property. Accounts Payable – all scheduled monthly bills are reviewed and approved by the property manager and their supervisor. After initial review and approval, invoices are sent to the property's accountant for processing. Accounts Receivable – all property receivables are collected by the property manager and processed into the accounting software and reconciled with the bank statements. All reconciliations are done by the accountant at the beginning of the following month.

Grant reporting and activities are monitored and managed by the Compliance Coordinator who maintains a calendar of all compliance-related dates for reporting. This includes documenting property acquired and associated activities pertaining to the use, maintenance and disposal/replacement of property.

- 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 Capital project? (limit 15 characters)**

20,000

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

Not applicable – There are no in-kind goods and services associated with this Capital Project.

- E. Is this is a continuation grant? No**

- F. Describe how this Capital project will be maintained in subsequent years without the assistance of CDBG Capital funds (limit 3500 characters)**

During construction of Wisdom Village Crossing, the need for additional security measures was identified as add-ons that could be provided to the parking garage for increased resident safety post-construction. If Turnstone is not awarded CDBG funding for this Capital Project, we will budget implementation of these safety features in stages in the future to provide maximize the life and safety of the Wisdom Village Crossing residents. Wisdom Village Crossing is a new construction rental development for low-income households with incomes at or below 60% area median income. The additional life-safety features Turnstone is planning to add will require routine inspection/maintenance and repair in future years. This will be accounted for in the property's maintenance and capital reserves budget as applicable. Having these measures installed providing increased safety and accessibility removes barriers and maximizes resident safety. With that, Turnstone is committed to making improvements to the property when areas of need are identified for years to come.

G. 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)

CDBG grant funds will support the identified need to bolster security of the parking garage in regards to vehicular and pedestrian access. Installation of various security measures pertains directly to the goals listed in this grant application. Wisdom Village is a new construction affordable housing project. Turnstone has committed \$20,000 to support the identified security add-on measures needed to ensure residents are safe and secure.

H. HUD requires all property, furniture, computers, and equipment purchases must be recorded and tagged in accordance with HUD requirements to be Please describe your (Limit 3500 characters).

Turnstone Development is a certified CHDO in Illinois and has applied in Broward County. Turnstone has previously used CDBG funds for other activities and is aware of the HUD rules as written in the "Playing by the Rules" handbook. We have received various other federal and state grant funds and understand CDBG's requirements. Turnstone has a full-time compliance staff member who manages property compliance.

In accordance with CDBG's requirements regarding property, procedures are in place to record, track, maintain and dispose of, if applicable, property acquired through grant funding. Each item is recorded to include 1) Name and description of item and location, 2) Grant number and 3) Date acquired and cost. Items will be tagged and numbered with regular maintenance as necessary, which is also documented. Inventory of grant items initially documented will occur annually. Any item determined inoperable and in need of disposal and/or replacement will follow CDBG guidelines obtaining approval prior to disposal and/or replacement.

I. 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 Development is aware of CDBG funding reimbursement requirements and is ready to accept the terms for the grant. Turnstone is able to wait for the funds to come in for reimbursement of expenses related to capital improvement costs.

Section #6: BUDGET SHEETS

CAPITAL IMPROVEMENT BUDGET SUMMARY SHEET

ORGANIZATION:	Turnstone Development Corporation
NAME OF PROJECT:	CAPITAL
NUMBER OF CLIENTS TO BE SERVED:	105
FUNDING YEAR	2017-2018
Date Submitted	3/31/2017

Category Number	Category Breakdown	CDBG Funds	Other Grants	Other Funding Sources	Total Funds
1	Security gate at garage entrance	32,250	0	6,750	39,000
2	Admin and overhead project management	14,250	0	4,750	19,000
3	Additional cameras near doors	9,000	0	2,500	11,500
4	Concreate and electrical work	9,500	0	1,500	11,000
5	Doors and contacts, car/key fobs	10,000	0	2,500	12,500
6	Computers and DVR systems, including g installation	17,000	0	2,000	19,000
7	Permits	3,000	0	0	3,000
8					
9					
10					
	Total CDBG Funds	95,000			
	Other Grant Funds		0		
	Grand Total				115,000

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

Section #6: CAPITAL IMPROVEMENT 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
1	Install all portions of gate control system, gates, detectors, control system activities.	32,250	6,750
2	Work includes general contracting overhead and profit lines to administer construction and manage the job.	14,250	4,750
3	As part of the system, we will implement additional security cameras around the property.	9,000	2,500
4	Work for concrete and electric in order to activate the system and install any additional needed circuits.	9,500	1,500
5	Realign doors and adjust or add contracts and key fobs as necessary.	10,000	2,500
6	Purchase computers and DVR systems necessary for monitoring the security system.	17,000	2,000
7	Permits to the City of Fort Lauderdale and/or County	3,000	0

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SECTION 7

APPLICANT CERTIFICATIONS

Section #7: 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 Schneck

Title: EXECUTIVE DIRECTOR

Date: 3/24/17