



A Charitable Organization

Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc.

690 Northeast 13th Street, Suite # 102 • Fort Lauderdale, Florida 33304

www.HOMESFL.org • Telephone (954) 563-5454 • Fax (954) 764-5303 • kbarry@homesfl.org

February 15, 2018

Mr. Mario DeSantis, Manager
City of Fort Lauderdale
Housing and Community Development Division
Department of Sustainable Development
914 Sistrunk Boulevard, Suite 103
Fort Lauderdale, FL 33311

RE: HOMES, Inc.
2018 – 2019 Community Development Block Grant CDBO Application

Dear Mr. DeSantis

Attached is the HOMES, Inc. 2018 – 2019 CDBG CDBO Application for your review and consideration.
Thank you for the opportunity to serve the low income young adult population in the City of Fort Lauderdale.

Please advise if you have questions or require additional information.

Sincerely,

Linda Taylor
CEO

Attachments

HOMES, Inc. Original CDBG CBDO Application & Attachments

Three (3) Copies of the CBDO Application

Nine (9) Flash Drives of the HOMES, Inc. CBDO Application & Attachments



APPLICATION

H.O.M.E.S., INC. 2018 -2019 COMMUNITY DEVELOPMENT BLOCK GRANT COMMUNITY BASED DEVELOPMENT ORGANIZATION (Pages 1 – 94)



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
COMMUNITY BASED DEVELOPMENT ORGANIZATION (CBDO)
APPLICANT INFORMATION**

- Organization/Agency Name: Housing Opportunities,, Mortgage Assistance and Effective Neighborhood Solutions D/B/A/ H.O.M.E.S., Inc.
- CDBG Funding Requested: \$ \$175,000
- Number of Clients To Be Served: 16
- HUD National Objective: Low/Mod Income Clientele Benefit
- Address Where Activity Will Be Administered: 690 NE 13th Street, Suite 101, Ft. Lauderdale, FL 33304
- Primary Contact Person: Linda Taylor
- Title: Chief Executive Officer
- Agency Street Address: 690 NE 13th Street, Suite 101
- City, State, Zip Code: Ft. Lauderdale, FL 33304
- Area Code & Telephone #: (954) 563-5454 Fax #: (954) 764-5303
- E-mail Address: ltaylor@homesfl.org
- Printed Name of Authorized Official Signing: Linda Taylor
- Title of Authorized Official Signing: Chief Executive Officer
- Employer Identification Number (EIN): 65-0870180
- Dunn & Bradstreet (DUNS) Number*: 054760801

* 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/>

- Registered with System for Award Management (SAM)** Yes X No

** All recipients who are awarded federal funding must maintain an "Active" status on the SAM website prior to receiving a grant and payment during the project. Once a DUNS Number has been obtained you can register with SAM at <https://www.sam.gov/portal/public/SAM/#1>

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



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
COMMUNITY BASED DEVELOPMENT ORGANIZATION (CBDO)
ELIGIBILITY DOCUMENTS CHECKLIST**

The information requested throughout this document must accompany the application. For required labeling purposes, please use the checklist item identifier to the left of the page (e.g. A1). The following items must be provided. ***Agencies that do not provide the required documents, appropriately labeled and instructed, will not be considered for funding.***

- A1** – IRS Letter confirming the Organization's tax exempt status (non-profit or for-profit)
- A2** – Verification registered and "Active" with System for Award Management (SAM)
- A3** – Signed W9 form
- A4** – Occupational License (*if required by the City, County, State or Federal Government*)
- A5** – Articles of Incorporation: MUST specify purpose of agency that complies with requirements, along with the specific service area if not specified in By-Laws
- A6** – By-Laws: MUST specify purpose of agency that complies with requirements, along with the specific service area if not specified in Articles of Incorporation
- A7** – Proof of zoning from the municipality (*to ensure your project is zoned for its location*)
- A8** – Board of Director Resolution on agency lettered authorizing the submission of the CDBG application for specific CBDO purpose
- A9** – Proof of address from where agency will administer the program (e.g. deed, lease, etc.)
- A10** – A list of the agency's Board of Directors and residence address of each
- A11** – Organizational Chart
- A12** – Resumes of key staff involved in the administration of the CDBG grant if awarded
- A13** – If first time CBDO, Audited Financial Statements for the past 2 years (*if applicable for your agency*). If not applicable, an explanation is required.
- A14** – Evidence of official funding commitment (funding sources, subsidy layers, etc.) verifying sufficient funds to carry out project (including *current bank / investment statement*)
- A15** – A copy of the most recent agency audit / monitoring report (*if applicable*). If not applicable, an explanation is required.
- A16** – Conflict of Interest Statements: At the beginning before any program activity, please have all management and staff associated with the CDBG program, provide on agency letterhead a signed and dated statement affirming if conflict does or does not exist. At any point during the fiscal year for as many conflicts that arise, we require additional statements will be required. Compliance with HUD's Conflict of Interest Integrity Bulletin CPD is mandatory,



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
COMMUNITY BASED DEVELOPMENT ORGANIZATION (CBDO)
QUALIFICATIONS**

Each agency must acknowledge compliance with all the following items from A17 to A24. Item A25 is only required if applicable⁵ by signing where indicated below, and provide documentation to substantiate each item. Each must be labeled appropriately according to each checklist item identifier to the left of the page. ***Agencies that do not provide the required documents, as labeled and instructed, will not be considered for funding.***

- A17** – Organization is organized under state or local law to engage in community development activities (*which may include housing and economic development activities*) primarily in a specific geographic area (i.e. the service area) within the jurisdiction of the City of Fort Lauderdale as verified by Florida Division of Corporations.
- A18** – Organization has as its primary purpose the improvement of the physical, social, economic environment of its geographic area of operation (i.e. the service area) by addressing one or more critical problems of the area, with particular attention to the needs of LMI persons as stated in your corporate documents such as the By-Laws or Articles of Incorporation.
- A19** – Organization can be either non-profit or for-profit, provided any monetary profits to its shareholders or members are incidental to its operations as stated in your corporate documents such as the By-Laws or Articles of Incorporation.
- A20** – Organizations must maintain at least 51% of its governing body membership for: low- and moderate-income residents of its geographic area of operation (i.e. the service area) – NOTE: If the income level of any Board Members need to be verify, contact HCD for the HUD forms and requirements; or owners or senior officers of private establishments and other institutions located in and serving its geographic area of operation (i.e. the service area); or representatives of low- and moderate-income neighborhood organizations located in its geographic area of operation (i.e. the service area). Include a chart that identifies each board member's eligibility as stated in your corporate documents such as the By-Laws or Articles of Incorporation.
- A21** – Organization is not an agency or instrumentality of the City of Fort Lauderdale, and does not permit more than one-third of the membership of its governing body to be appointed by, or consist of, elected or other appointed public officials, or employees or officials of an ineligible entity (even though such persons may be otherwise qualified) as stated in your corporate documents such as the By-Laws or Articles of Incorporation.
- A22** – Except as otherwise authorized, the members of the Organization's governing body must be nominated and approved by the general membership of the organization, or by its permanent governing body as stated in your corporate documents such as the By-Laws or Articles of Incorporation.
- A23** – Organization not subject to requirements under which its assets revert to City of Fort Lauderdale upon dissolution as stated in your corporate documents such as the By-Laws or Articles of Incorporation.



- A24** – Organization is free to contract for goods and services from vendors of its own choosing as stated in your corporate documents such as the By-Laws or Articles of Incorporation.

**IF UNABLE TO MEET REQUIREMENTS A17 TO A24 ABOVE, THE FOLLOWING IS
THE REQUIREMENT FOR CONTINGENCY QUALIFICATION**

- A25** – Contingency Qualification. CBDO that does not meet the criteria in the “Qualifications” section may qualify as an eligible entity under this section if it meets one of the following requirements:
- i. Organization is an entity organized pursuant to section 301(d) of the Small Business Investment Act of 1958 (15 U.S.C. 681(d)), including those which are profit making; or
 - ii. Organization is a SBA approved Section 501 State Development Company or Section 502 Local Development Company, or a SBA Certified Section 503 Company under the Small Business Investment Act of 1958, as amended; or
 - iii. Organization is a Community Housing Development Organization (CHDO) under 24 CFR 92.2, designated as a CHDO by the HOME Investment Partnerships program participating jurisdiction, with a geographic area of operation of no more than one neighborhood in the Service Area stated in the By-Laws and/or Articles of Incorporation, and has received HOME funds under 24 CFR 92.300 or is expected to receive HOME funds as described in and documented in accordance with 24 CFR 92.300(e).

Signature: 



ELIGIBLE CBDO ACTIVITIES:

Applicants are required to select an activity / category below that your project intends to provide. In the space below, provide any information that you believe will promote your project. Your project must satisfy the requirements listed in Section #8 below:

- ☒ A Neighborhood Revitalization Strategy Area (NRSA) program **must** include activities of sufficient size and scope to have an impact on the decline of a geographic location The (Service Area) within the jurisdiction's NRSA.
- ☐ A Community Economic Development project must include activities that increase economic opportunity, principally for persons of low and moderate income, or that stimulate or retain businesses or permanent jobs, including projects that include one or more such activities that are clearly needed to address a lack of affordable housing accessible to existing or planned jobs and those activities specified at 24 CFR 91.1 (a)(1)(iii)
- ☐ An Energy Conservation project must include activities that address energy conservation, principally for the benefit of the residents of the recipient's jurisdiction

This Program provides Supportive Housing and Self Sufficiency services to low-mod income young adults. These services include Employability Skills Training, job placement (temporary and permanent), financial literacy education and emergency assistance for food and transportation. These young adults are referred to HOMES, Inc. by CHILDNET, Case Managers and other social service agencies who are working with them due to their situation. Program participants are between the ages of 18 to 21 years of age and are in a continuum of care to bring them to self-sufficiency. This NRSA activity helps to prevent homelessness and provide stable environments for this population to become self-sustaining members of the community

SECTION 1

EXECUTIVE SUMMARY



**FOR THE FOLLOWING SECTIONS, USE AS MANY ADDITIONAL
PAGES AS REQUIRED HOWEVER PLEASE BE AS BRIEF, CLEAR
AND DESCRIPTIVE AS POSSIBLE. SUFFICIENCY OF INFORMATION
PROVIDED IS SUBJECT TO REVIEW AND APPROVAL BY HUD AND
HCD**

Section # 1: EXECUTIVE SUMMARY

Include a brief, and descriptive overview of your proposed project, the services to be provided and the planned recipients (target population(s)) of the service (*i.e. youth, homeless, disabled, etc.*). Include information on the scope of the revitalization and the partnerships created in developing a viable strategy (including but not limited to: federal and local governments, the private sector, community organizations and neighborhood residents, stakeholders, etc.). Summary must address the information provided in Section #8 below.

“Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc.”, was founded in 1998, as a non-profit Florida corporation doing business as H.O.M.E.S., Inc., a 501(c)(3) tax-exempt charitable organization with the IRS, and sales tax exempt with the State of Florida. We celebrate 19 years of service to Broward County and City of Fort Lauderdale residents.

Throughout the United States, high percentages of young people between the ages of 18 and 24 live with their parents. The U.S. Census Bureau reports that more than 50% of young women and almost 60% of young men in America still live at home. For young adults who have been emancipated from foster care and other adults threatened with homelessness, there is usually still no viable “parent” home available to them. When there is, that option is usually not possible, desirable or safe.

HOMES, Inc. has operated its Transitional Independent Living (TIL) Self Sufficiency and Supportive Housing Program for adults for eight (8) years. These adults, deemed homeless, have no place to call home. They are between the ages of 18 to 24 and work with a Case Manager who assists them with non-housing issues.

The purpose of the TIL Program and the over-arching goal of H.O.M.E.S., Inc. is to provide guidance and a stable base from which this extremely at-risk population of adults, aged out of foster or relative care, can live independently, learn to handle adult responsibilities, effectively enter the world of work, attend school, and overcome obstacles that are preventing them from moving toward learning essential life skills. The ultimate goal is to assist these adults become independent contributing members of the community and provide a decent life for themselves and in some instances their children (which helps in breaking the cycle of neglect, abuse and/or abandonment they experienced as children in the system).

Components of our Program include school placement and oversight, job coaching, paid internships; job placement assistance; financial literacy education classes (with an opportunity



for matched savings); monthly bus passes for those without a car; group counseling; individual staff mentoring and help with a host of issues. These young people are provided with quality day care referrals at reduced rates and furnished apartments for up to 21 youth and their small children at rental rates well below market value (\$300 for a shared 2 bedroom apartment and \$400 for a one-bedroom apartment). To date, H.O.M.E.S., Inc. has served more than 400 young adults.

This Program is labor intensive because it requires a great deal of staff time spent in direct instruction, oversight and counseling activities for this population.

The gaps that HOMES staff experience usually relate to having adequate staff and resources to accomplish our grant funded Program objectives. Establishing and maintaining sustainability has been the key to continuing the programmatic success that we are currently experiencing since the start of the Program in May 2009. The challenge for nonprofits and other charities alike is not being fully funded to meet the needs of the underserved populations that we work to support.

As H.O.M.E.S., Inc. celebrates eight (8) years of providing supportive housing and self-sufficiency programming for this at-risk population, the support, financial and programmatic, from various partners continues to help make this a successful program.

SECTION 2

STATEMENT OF NEED



Section # 2:

STATEMENT OF NEED

Describe the community's need within the Service Area described in your By-Laws / Articles of Incorporation located within the Neighborhood Revitalization Strategy Area (NRSA). Must include official, verifiable sources used to substantiate the stated need. Provide a reasonable estimate regarding the demographics of the population to be served including the number of people experiencing this need and their location.

As we continue our services to this at-risk population, our focus remains to build economic opportunities for this at-risk population that are threatened by homelessness. Our NRSA service area has not changed and the location of our office continues to be a haven for homeless youth. Close to downtown, the neighborhood is in transition; previously a haven for drugs, prostitution, slum and blight. H.O.M.E.S., Inc. moved into this neighborhood 10 years ago with a goal of making a difference. Economic development projects are actively underway with new business opportunities being offered through:

- The Central City CRA (designated a CRA by the City)
- The Central City Alliance: local businesses, neighborhood associations and residents
The Broward County/City of Fort Lauderdale Complete Streets roadway improvements project currently underway
- Community Foundation investment in arts projects
- And individual investors in residential properties and commercial businesses.

New townhomes units are still being constructed with prices up to \$399,000. Home values are on the increase and for this NRSA service area/community; there is a great need for affordable housing.

The State of Florida 2017 Council on Homelessness Annual Report states that 32,109 persons were on the street, in emergency shelters or in the woods in January 2017. In 2015 -2016, Florida public schools identified 72,957 students as homeless. In her cover letter to Governor Scott, Shannon Nazworth, Chairperson of the Florida Council on Homelessness stated, “ The most essential component of ending homelessness is to increase the supply of housing that is affordable for homeless, special needs and extremely low-income households.. The lack of affordable housing contributes to this homelessness issue.

Persons aged from foster care are greatly impacted by this homelessness issue. It is not unusual for a child in this age category to relocate numerous times in one year . Many of these young adults move to live with strange people in unfamiliar environments week after week, month after month and year after year. Some kids must not only adjust to losing a parent (in rare instances 2 parents), but they also must adjust to being separated from siblings and other extended families. They grow up as a merger of “Charlie Brown characters Linus and Pigpen”, dragging the dirty blanket followed by a cloud of doom and dread. Their experience of loss can only be reckoned



to a type of death. They lose all of their possessions, friends and experience multiple changes in school. Always being the new kid in class while falling further and further behind academically.

Although these young people are not to blame, their entire lives are now shaped by these events. No child should have to grow up this way. It is not just the moving from place to place, but the lack of familial structure in their lives. . No other group within the City of Fort Lauderdale is more predictably economically disenfranchised than these young adults who have spent their early childhood years in foster and/or relative care. These young people are typically between the ages of 18 – 24 and are considered extremely low-income by HUD income standards. Homelessness is widespread; academic failure is commonplace. Stable, gainful employment is elusive for most of these young adults well into their twenties and untreated physical and mental health issues are widespread.

Some counties in Florida have supportive housing programs for young people aged from foster care. Broward County is one of those areas. These Programs are typically apartments or living arrangements that are governed by independent non-profits that allow youth 18 plus years of age to live in their property.

HOMES, Inc. is one of these non-profit service providers in Broward County. ChildNet, the local DCF provider for youth and foster care services reports that approximately 300 young adults age from foster/relative care each year in Broward County.

As stated in a report from Chapin Hill Center for children at the University of Chicago, there is widespread belief that young people who age out of foster care near the time that they turn 18 are particularly vulnerable to poor economic and social outcomes as they enter adulthood. Significantly more attention is now being paid to young people aging out of foster care over the past few years and more concern expressed for their future prospects.

Within the City of Fort Lauderdale and Broward County, many committees established to review the barriers for these youth have come and gone. Several partnerships and services have been created to provide solutions and positively impact the lives of these young adults.

The local CHILDNET, United Way and Community Foundation agencies along with the Children's Services Council of Broward continue to serve as ambassadors for the ever growing needs of this vulnerable population.

H.O.M.E.S., Inc. continues to be the 2nd largest provider of beds in Broward county for this population. As federal funds are decreasing for social service programs/projects, other funding sources are detrimental to helping to meet the needs of this targeted population.

Although there is no uniformity in the delivery of life skills material from program to program, these environments are able to take advantage of real time teaching scenarios so that these residents can learn cooking, cleaning and critical thinking skills in a practice environment where it is safe to learn from their mistakes.



It is also reported that young adults living in these TIL Programs typically appreciate living in a community of peers with shared experiences. It is not uncommon to see camaraderie within these housing programs, adding value to additional peer to peer support young people need to thrive on their own.

It should also be noted that:

- Compared to other youth in the United States, young adults that age from foster care are less prepared to function in the workplace independently.
- Nearly half (47%) of social workers surveyed rated the employment prospect resources in their respective foster systems as fair or poor. Only 11 percent rated them as excellent.

The Chapin Hill Center for Children at the University of Chicago continues to conduct research on the outcomes of this population and report that:

- In January 2018, one in 10 young adults between the ages of 18 and 25, and at least one in 30 adolescents between the ages of 13 and 17, experience some form of homelessness over the course of a year.
- These youth aging out of foster care are still underemployed and average less than \$6,000 per year in wages, which is substantially below the 2012 poverty level of \$10,890 for a single individual.
- These youth transition more slowly in the labor market than other youth. The local overall unemployment rate is just below 5%. There is no data suggesting a rate for this
- Recognizes that these persons are below the poverty line and have greater barriers and less access to employment opportunities.

This year's Broward County Point-in Time Count shows that the total number of sheltered and unsheltered persons experiencing homelessness in Broward County has increased by 6% from 2,302 to 2,405. An additional 286 persons were counted as "at-risk" of homelessness which includes those persons aging out of foster care. For this group of young people, they begin life in our society firmly planted behind the eight ball. Due to circumstances beyond their control and limited resources to support their needs, some would say that they are destined to remain economically disenfranchised. As advocates for this at-risk population will attest, with the proper support in the form of a "helping hand", life changing miracles can occur.

H.O.M.E.S., Inc. is proud to continue our work to help meet the needs (through supportive housing and related services) for this at-risk population.

SECTION 3

PROGRAM DESCRIPTION



Section # 3: PROGRAM DESCRIPTION

Describe in detail the eligibility requirements of clients to be assisted, the tangible results of your selected Eligible CBDO Activity that can be reasonably expected and how your strategy's tangible results will address the need stated herein. Please provide anticipated goals, outcomes, benchmarks, timelines, long and short-term results, etc. If other agencies are currently providing a service to address this need in your Service Area, explain how your approach or program will be more effective or improve and/or expand the provision of services. Detail specific information as to the goals, objectives, activities, timelines and measurable outcomes for the project.

Our Program Description for the 2018 – 2019 remains the same. In March 2018, H.O.M.E.S., Inc. will celebrate 9 years of successful programming for the Transitional Independent Living (TIL) Self Sufficiency and Supportive Housing Program and its Employability Skills Training Program. The first year goal was to generate eight (8) interns to complete Program. We experienced a 62% success rate. In the agency's annual report to the City of Fort Lauderdale, it was recorded that 22 youth completed internships with 5 of those young adults receiving permanent job placements. Four (4) additional young adults completed the Program in March 2012 and we had to establish a waiting list for entry into the Program. Since March 2017, more than 155 young adults have participated in the Program.

To be eligible to participate with the H.O.M.E.S. TIL Program, the young adult must:

1. Be between the ages of 18 - 21
2. Be referred by a partner agency that provides support services for these young adults
3. Have income that does not exceed 80% of the AMI as determined by HUD guidelines.
4. Be willing to go to school and or work
5. Pass drug screening

The H.O.M.E.S., Inc. Transitional Independent Living Self Sufficiency and Supportive Housing Program continues to benefit our neighborhood in the following manner:

For the Young Adults:

- Career advice and placement in a tumultuous economy
- The opportunity to earn a living wage and contribute to their livelihood thereby moving them toward self-sufficiency and away from dependency on public and/or governmental assistance
- Exposure on how to react with other cultures and age groups
- They learn job responsibility such as customer service skills, appropriate communication skills in the workplace, reporting on time and the components of managing a business.
- **Homeless conditions are eliminated**



For the Community:

- Employers get the opportunity to contribute by training and often mentoring a young persons while grooming them for a regular job
- A small minority employer reports that she has used the internship as a match for a tax credit to help her business
- The community recognizes and values the work ethic of these young residents often hiring them or referring them for employment.

Program Improvements & Expansion

The most significant improvement for our Program was the creation of a full time Self Sufficiency and Supportive Housing Manager. This Manager coordinates the full time Program for this TIL population. The position has enabled H.O.M.E.S., Inc. to 1) serve more youth, 2) provide a more efficient and holistic approach to case management, 3) growth of the potential employer base, 4) continued support in the workplace after termination of the internship and 5) the opportunity to create new referral relationships and deepen relationships with schools, guidance counselors, etc.

To our knowledge, no other agency that we are aware of in Broward County, has a job coach on staff specifically for this at-risk population. Some agencies are recipients of a grant that permits them to hire a former foster care youth for an internship. All agencies that serve this population meet monthly as a part of the continuum of care, and refer youth to us who meet the criteria and are residents of the City. It is important to have a staff person who understands the barriers and issues that surround the Transitional Independent Living young adults. Few TIL young adults are considered “job ready”. All Program participants require training, case management and support. Some require more intensive case management and support due to the background from which they are coming from.

Local partners who refer young adults to H.O.M.E.S., Inc. describe us as the “**prime choice**”. This is because H.O.M.E.S. is the only supportive housing agency in the City that takes a chance on investing in young people by providing a holistic approach to meeting the needs of former foster and relative care young adults. Young adults in this population are often referred to our agency without employment or money. H.O.M.E.S. accepts them from a state of homelessness and provides stable, clean affordable housing, food cards, bus passes and equally important, the opportunity to participate in a subsidized paid internship earning \$10 hourly.

The opportunity for economic empowerment is the equalizer that provides change as well as hope in the lives of these young people.

Of special note, H.O.M.E.S., Inc. has further expanded the Transitional Independent Living Program to include a component of the Outdoor Kitchen and Nutritional Education Learning Center which provides another layer of education and assistance to this at-risk



population as they now have the opportunity to have instructions for good nutrition and healthy eating habits as well as participate in a Health and Wellness Program through our Agency.

SECTION 4

EVALUATION



Section # 4: EVALUATION

Please provide how you intend to evaluate your strategy's success against established benchmarks, goals, outcomes, long and short-term results, etc.

Goal	EVALUATION METHOD	COMPLETION DATE	REPORTING MECHANISM
Twenty five (25) Youth will be recruited to participate in the Program Orientation with 16 selected to participate in the program	Referral from Life Coach or partnering agency, Personal Interview, Intake Assessment, program eligibility forms and drug screening.	10/30/18	Youth file folder with supporting documents
100% of the 16 Youth will complete the Employability & Career Assessment to determine their capacity and developing career goals	Assessment tools to be purchased from Best Practice Models	11/5/18	Completed Assessment Tools
100% of the 16 youth will complete a Resume and Interview Prep	Completed Resume and mock Interviews with community partners	1/31/19	Resume and Interview Notes
80% of these youth will complete a minimum of three (3) interviews	Job search forms	2/1/19 – 3/1/19	Completed forms and interview notes
80% of the 16 Youth will successfully complete an internship earning \$10.00 per hours	Placement with a company or organization through the internship program	4/30/19	Pay stubs
100% of participants will complete a monthly budget	Budget guide form	Ongoing	Completed Budget Guide
Three to five local business will be assisted through the on the job training by participating in the internship program	MOU executed between employer and H.O.M.E.S., Inc. for the internship placement	8/30/19	Completed Survey from the employer
Three to five jobs will be created through the internship program	Letter from employer of job offer after the internship program	8/30/19	Letter of hire or written notice from the employer.

SECTION 5

AGENCY INFORMATION AND MANAGEMENT CAPACITY



Section # 5: AGENCY INFORMATION AND MANAGEMENT CAPACITY

Describe the history and current status of the applicant agency, specifically providing information which demonstrates the agency's capacity to successfully implement an eligible revitalization strategy, including, if applicable, pertinent data from previous year's funded grant. Include information as to whether your agency 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 administering similar projects. (Note: If funding will be used to hire staff, indicate such in the staff column) Note – Resumes of Program Administrator(s) and Chief Financial Officer are required in Attachment A12 on page 2 of this document.

AGENCY INFORMATION AND MANAGEMENT CAPACITY CHART

AGENCY STAFF	TITLE	PROJECT RESPONSIBILITIES	PRIOR EXPERIENCE
Linda Taylor	Chief Executive Officer	Overall management of HOMES	Chief Operations Officer/Property Mgr.
Rashoni Boynton	Self Sufficiency Manager	Supervises Self Sufficiency Program	Probation Officer/Youth Program Mgr.
Ronit Amir-Campos	Accountant	Financial management for TIL Program	Accountant/Payroll Manager
George Brown	Facilities Manager	Oversight of all property maintenance	Maintenance Worker
William Taylor	Asst Maintenance Worker	Asst. with Property maintenance	Laborer
Michelle Lundgren	Asst. Property Manager	Income Certs; property insp; evictions;	Property Manager

We are happy to report the following successes as a result of this grant funding for the Self-Sufficiency & Supportive Housing Program for the period from March 2017 to January 2018:

- There are 11 program participants and 6 young children residing at H.O.M.E.S., Inc. There is 1 vacancy which will be filled March 1.
- 10 of the 11 youth have maintained employment while residents at H.O.M.E.S., Inc.
- 11 program participants are enrolled and attending school (high school & college)
- 10 participants voluntarily attend monthly employability and job skills training
- 11 participants consistently attend the required monthly mandatory meetings
- 10 of the 11 program participants were able to pay their monthly rent. One program participant came to our agency totally homeless. We secured life-coaching services for her and that agency has assisted with rent payments.. Further, we secured an internship so she is able to begin paying her own rent.
- 10 of the 11 program participants are currently working or have successfully completed a paid internship working for local non-profit and for profit companies



H.O.M.E.S.

A Charitable Organization

About the Organization – H.O.M.E.S., Inc.

- Organization:** *“Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc.”*, founded in 1998, is a non-profit Florida corporation doing business as H.O.M.E.S., Inc., a 501(c)(3) tax-exempt charitable organization with the IRS, and sales tax exempt with the State of Florida.
- Mission:** *Providing Quality Community & Economic Development benefiting at-risk/disadvantaged lower income Broward County Residents and Neighborhoods.*
- Board:** Local volunteer Board of Directors who live and/or work in Broward County.
- History:** **NEW HOMES + NEIGHBORHOOD REVITALIZATION** (Unincorp. Washington Park & Hollywood)
Original collaborative projects - involving neighborhood associations, local governments, other non-profits, etc... 33 scattered residential lots were purchased, titles cleared, “Low” and “very low” income first-time purchasers were provided homebuyer education, financial counseling, and down-payment assistance. New quality homes were built for these buyers, and infrastructure improvements were made by the local governments – to create holistic long-term positive change to specific neighborhoods. (1999 – 2005)
- “NSP” - NEIGHBORHOOD STABILIZATION HOMEOWNERSHIP PROGRAM** (Purchase, Rehab, & Resale of Single Family Homes – County-Wide)
One of four non-profit development partners in Broward Alliance for Neighborhood Development’s NSP Team, selected by local governments to administer approx. \$28M federal funds aimed at preventing neighborhood deterioration. 175+ foreclosed houses purchased, renovated, and resold to new qualified low-mod income buyers. Program included Buyer Recruitment, Homebuyer Education, Financial Counseling, Down-Payment & Closing Cost Assistance, G.C. bid process, construction oversight, Buyer Contract & Closing process. (2009 – 2015)
- On-Going Work:** **YOUTH SUPPORTIVE HOUSING & SELF-SUFFICIENCY PROGRAM** (Serving all of Broward since 2009)
Provides quality apartments, job coaching, paid internships, financial capability classes, life coaching, and emergency help for young adults (and their children) after state foster and relative care end. This project – operating since mid-2009 - has prevented homelessness for 150+ at-risk youth and children, and provided a stable community setting from which they can work, attend school, learn essential life skills, and become independent contributing members of our Broward community.
- RENTAL HOUSING for LOWER-INCOME & SPECIAL NEEDS RESIDENTS** (Ft. Lauderdale, since 2006)
45 scattered rental units are utilized for target populations, at affordable rental rates. Properties have been renovated and are maintained at a quality standard, to reduce neighborhood slum & blight, and to provide decent housing. Emergency help and Financial Literacy/Education Classes are provided for Tenants.
- COMMERCIAL REVITALIZATION** (13th St. Corridor/ Central City CRA in Ft. Lauderdale, since 2007)
- Helped create, chaired, housed the 13th St. Business Alliance in 2008, now the Central City Alliance, with mission to improve & transform our business district (still on Board);
 - Helped create Central City CRA (Community Redevelopment Area) in 2011 to eradicate slum & blight in our neighborhood; helped create Redevelopment Plan; serve on Central City CRA Advisory Board;
 - Helped lead numerous neighborhood improvement initiatives, including: festivals, fun runs, Business Property Landscape Pilot Program, a series of public art projects, clean-ups & painting, etc..
 - Renovated buildings, landscaped, created gardens on 2.3 acre Campus in Central City CRA area, purchased in 2006, as leadership example of the community revitalization we espouse;
 - Rent commercial space on our Campus, at affordable rates, to small businesses & non-profits;
 - Created CityFarm Community Garden on our non-profit Campus (2009 – date);
 - Created an Artists Collective on our Campus, utilizing commercial & residential space.
- Coming Soon:** **NUTRITIONAL LEARNING CENTER** (Outdoor Kitchen)
This innovative facility will be located on our Campus, and serve as a center for teaching our youth tenants and other at-risk local groups – in a fun and interactive way - how to incorporate fresh fruits & veggies into their diet, how to prepare low-cost, delicious and healthy meals for themselves and their children, and helpful nutritional and health tips they can incorporate into their everyday lives.
- NEW SINGLE FAMILY HOMEOWNERSHIP PROJECT** (details to be announced in early 2017)

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SECTION 6

FINANCIAL INFORMATION



Section #6: FINANCIAL INFORMATION

A. Does your agency have the financial capacity to submit an invoice and wait to receive a reimbursement within one of the following timeframes (*check the appropriate box*):

- ☐ 120 days
☐ 90 days
☒ 60 days
☐ 45 days

If neither, please explain why and what efforts your organization is putting forth to resolve its financial capacity issue(s) in finding other funds? Please explain the outcomes of each effort? NOTE: Agencies are required to have sufficient funds to ensure the project satisfies it's stated reason for requesting these CDBG funds.

B. Describe the current financial stability of your agency and the systems, which are currently in place or will be put in place to monitor the use of grant funds.

Response: As evidenced by our most recent audit, H.O.M.E.S., Inc. is financially stable. Written financial policies and procedures have been developed by staff and approved by the H.O.M.E.S., Inc. Board of Directors and our CPA. These policies and procedures are currently in place to insure that we are in compliance with the use of grant funds and that our use of federal funds is in conformance with generally accepted accounting principles.

The Audit is attached as required.

C. Identify previous funding sources (*including CDBG*) if this is a continuation grant, and anticipated additional and/or matching fund sources needed to implement the project. Please provide all funding sources, subsidy layers, etc. 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.

Response: Previous funding for this Program include the 1) City of Fort Lauderdale CDBG funds for CBDO within the designated NRSA, 2) The United Way, 3) The Moran Foundation, 4) The Salah Foundation, 5) Bank United, 6) The Watts Foundation and 7) private donations as a result of fundraising projects.

Outcomes from the past two years and performance indicators are attached.



- D. How much additional funding (outside of COFL) is your agency leveraging against this funding request (*please attach all funding commitments under tab A14 on page 2 of this document*)?

Response: H.O.M.E.S., Inc. is projecting that we will receive \$536,048 in outside funding to be leveraged against this funding request.

- E. How much of that “outside” funding is being dedicated to this project?

Response: H.O.M.E.S., Inc. does not have any open findings with the City of Fort Lauderdale or any other funding agency.

- F. Do you have any open findings with the City or any other funding agency? If so, please provide a copy of the findings and your management response? Please attach information under tab A15.

Response: : H.O.M.E.S., Inc. does not have any open findings with the City or other funding agency.

- G. Describe how this project can be sustained in this and subsequent years if CDBG funds are not allocated. If you are not funded this year, or perhaps for an amount less than your request, would the project still proceed? Where will you get the funds? Will the project be modified in any way, and if so, how?

Response: If CDBG funds are not awarded by the City for this Program, H.O.M.E.S., Inc. will continue to solicit other private and public grant funds to support the TIL Self Sufficiency and Supportive Housing Services Program.

- 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.

Response: H.O.M.E.S., Inc. staff that daily oversees the Program intimately touches each youth. These grant funds will be allocated to support the actual delivery of services to this targeted population. The TIL Self Sufficiency Manager works individually and collectively with them to provide hands on assessment, job coaching, recruitment for community partners and the creation of internship opportunities. She conducts

SECTION 7

AUDITS



Section #7: AUDITS

The Participant shall arrange for an annual audit of its operations and financial management systems, in accordance with 2 CFR 200, 24 CFR Part 84.26 and HCD Participation Agreement requirement. The Participant shall pay for this audit at its own expense. The audit shall specifically indicate compliance and/or non-compliance with HUD regulations. This audit shall be initiated within forty-five (45) days of the end of Participant's fiscal year in which fiscal year Participant received funds pursuant to this Agreement. The Participant shall provide a copy of the final audit report to the City within thirty (30) days of receipt, but not later than six (6) months after the end of the audit period.

The Participant shall comply with the requirements and standards of 2 CFR 200, OMB Circular Nos. A-110, "Uniform Administrative Requirements for Grants and Agreements With Institutions of Higher Education, Hospitals, and Other non-Profit Organizations"; and A-122, "Cost Principles for Non-Profit Organizations"; and A-133 "Audits of States, Local Governments and Non-Profit organizations" that applies to agencies expending \$500,000 or more in federal funds in the last fiscal year and requires that such agencies have a single audit. A "single audit" refers to an agency-wide audit, as opposed to a program specific audit. The Participant shall arrange for an annual audit of its operations and financial management systems, in accordance with 24 CFR Part 84.26.

The City shall review the Participant's audit report and will require the Participant to implement corrective action noted in the audit. The City shall have the right to review any and all of the Participant's records regarding use of the funds disbursed hereunder.

Response: A copy of the most recent H.O.M.E.S., Inc, Audit is attached.

SECTION 8

BASIC REQUIREMENTS ITEMS

FROM HUD's NRSA STRATEGY

PROGRAM DESCRIPTION



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Section #8:

BASIC REQUIREMENT ITEMS FROM HUD's NRSA STRATEGY PROGRAM DESCRIPTION

Please provide the items listed below (#8 A through #8 K)

#8 A: Provide an eligible, viable NRSA Strategy that addresses the requirements detailed in HUD's NRSA Strategy Program Description Requirements. Include activities of sufficient size and scope as to have an impact on the distinctive geographic area within a reasonable period of time.

#8 B: Verify for HCD how you plan to meet HUD's request for a coordinated marshaling of resources to facilitate your ability to engage in comprehensive place-based initiatives.

#8 C: Provide your comprehensive community revitalization strategies that seek to create partnerships among federal and local governments, the private sector, community organizations, and neighborhood residents. (Please refer to the examples provided on page 16).

#8 D: Identify your project's defined Service Area (as stated in your agency's By-laws and/or Articles of Incorporation). Service Area must be in compliance with program requirements. Must include documentation verifying the Service Area is primarily residential and that it meets the percentage of compliant income level residents.

#8 E: Describe how the strategy is in compliance with the program requirements and how it was developed in continuous consultation with stakeholders.

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#8 F: Provide an assessment of housing market and economic conditions of the area, an examination of the opportunities for housing and economic improvements, and the problems likely to be encountered in pursuit of such goals (please refer to examples provided on page 17).

#8 G: Detail how strategy will be measurable and specific. Identify the results expected to be achieved (e.g., physical improvements, social initiatives, increased affordable housing opportunities and/or economic progress), expressing them in terms of measurable outputs and outcomes of the HCD performance measurement framework. Detail how performance and its measures will be tied to the neighborhood's identified needs and the recipient's proposed housing and economic opportunities.

#8 H: In your strategy, outline the recipient's proposed leverage sources for the NRSA. Provide official documentation of all sources of leverage. Leverage may be made in the form of cash or in-kind resources. NOTE: You will be required to report on leveraged resources received and used to support the NRSA. Failure to document leverage could result in non-compliance and possible repayment of CDBG funds.

#8 I: Identify your goals and objectives. Must show expected outputs and positive steps toward the desired ultimate outcomes of increased housing and economic opportunities for local residents.

#8 J: Identify in your strategy achievable outcomes for the NRSA, particularly with respect to housing and economic opportunities, that can be measured and used to determine progress made. (Please refer to examples of Outcomes provided on page 18)

#8 K: Identify in each selected outcome, the recipient is to identify expected outputs from the CPD performance measurement framework. (please refer to examples of Outputs provided on page 18)



Section #8: HUD's NRSA STRATEGY PROGRAM DESCRIPTION

HUD requires that recipients of CDBG funds for the purpose of an NRSA, in order to enjoy the benefits of the program, must provide an eligible NRSA Strategy that addresses the requirements detailed in this section. The agency must be familiar and comply with CFR Subpart C 570.204 Special Activities by Community-Based Development Organizations (CBDO's) and HUD CPD Notice 16-16, the basics of both are stated in this Section. Strategies presented must be viable and are subject to approval by HCD.

HCD is seeking a coordinated marshaling of resources to facilitate a recipient's ability to engage in comprehensive place-based initiatives. Comprehensive community revitalization strategies seek to create partnerships among federal and local governments, the private sector, community organizations, and neighborhood residents. HCD desires to create opportunity in distressed neighborhoods by stimulating the investment of human and economic capital and by economically empowering low-income residents. HCD recognizes the fundamental necessity of partnering to achieve greater success in urban revitalization efforts and believes no effort will succeed without the support of all of the community actors. Successful strategies bring together a variety of stakeholders in cross-sector partnerships that:

- lay the groundwork for community growth;
- make neighborhoods attractive for investment;
- ensure that the benefits of economic activity remain in neighborhoods for long-term development;
- support the use of neighborhood intermediary institutions (e.g., Community Development Corporations [CDCs] and Community Development Financial Institutions [CDFIs]) to bridge gaps between local government agencies, the business community, community groups, and residents; and
- foster the growth of resident-based initiatives to identify and address their housing, economic and human service needs.

The NRSA design should provide viable solutions that address affordable housing (subject to approval by HCD Manager) and economic opportunity needs, as well as other long-term community improvements. Solutions identified should be accomplished within a reasonable period of time. Improvements should be apparent to the intended beneficiaries, which are principally the low- and moderate-income residents of the specific neighborhood in the Service Area described in the agency's By-Laws and/or Articles of Incorporation.

Boundaries: A recipient's strategy must define a geographical area that comprises a neighborhood and its distinguishing characteristics (the Service Area stated in your agency's By-laws and/or Articles of Incorporation). NRSA projects are to include activities of sufficient size and scope as to have an impact on the distinctive geographic area within a reasonable period of time.

Demographic Criteria: The designated Service Area must be documented as primarily residential and contain a percentage of low- and moderate-income residents that is equal to a community's "highest quartile percentage" (as computed by HUD pursuant to 24 CFR 570.208(a)(1)(ii)) or 70 percent, whichever is less, but, in any event, not less than 51 percent.

Consultation: The recipient must describe how the strategy was developed in consultation with stakeholders. This involvement should be continuous from the beginning of the planning process through implementation and management of the designation (of the NRSA) period, which may not exceed five years. Stakeholders include affected residents of the proposed strategy area, including those that reside in public and assisted housing, owners/operators of businesses and financial institutions, CBDOs, nonprofit organizations, and community



groups that are in or serve the neighborhood. Recipients should identify specific key stakeholders and explain how they will be engaged throughout the NRSA designation period.

Recipients are encouraged to discuss each of the following issues during a public meeting: the NRSA planning and implementation process; the proposed physical plan, including the extent of proposed demolition or rehabilitation of existing structures, and if applicable, proposed site design; planned public service activities; neighborhood improvement projects; economic opportunities for low and very low income persons and businesses that provide economic opportunities to low and very low-income persons in the NRSA area.

Assessment: The recipient's strategy must include an assessment of housing market and economic conditions of the area, an examination of the opportunities for housing and economic improvements, and the problems likely to be encountered in pursuit of such goals.

The recipient should provide:

- a narrative description of the neighborhood, including the history, location, ethnic and racial changes, economics, community assets, transit, educational opportunities, employment centers, organizations, etc.;
- a description of the neighborhood's current status in comparison to the rest of the recipient's jurisdiction with regard to patterns of disinvestment, existing neighborhood assets, patterns of racial and ethnic concentration and patterns of poverty concentration;
- a description of ongoing or recent revitalization activities and new investment that may be taking place in the neighborhood or on its periphery;
- a description of challenges residents have in accessing job opportunities;
- a description of critical housing challenges facing the neighborhood

Housing and Economic Opportunities: The recipient must develop its strategy and implementation plans to promote the area's economic progress. Such progress will focus on activities that benefit low- and moderate-income persons by increasing affordable housing opportunities and expanding economic opportunities through activities that promote the substantial revitalization of the neighborhood.

* Housing (Subject to approval by HCD Manager): Recipients for this category are to develop housing available to households with a broad range of incomes. This includes housing that is available to households with moderate to middle income as is needed to improve the housing market dynamic in the neighborhood. Recipients should provide a description of the housing component of the plan and include a description of the housing that the recipient plans to demolish, develop, rehabilitate, construct or acquire, including the number of each type of units, such as public housing, Low Income Housing Tax Credits (LIHTC), market rate, and/or homeownership;

* Economic Opportunities: Recipients are encouraged to create or retain jobs that result in households that are economically stable and self-sufficient. Recipients are to provide a description of the economic development component of the plan and include a description of the type of jobs they plan to create and/or retain, as well as any targeted population for employment. The recipient is to discuss any supportive services, such as job training, that may be provided as a part of this strategy.

Performance Measurements: The recipient's strategy must identify the results expected to be achieved (e.g., physical improvements, social initiatives, increased affordable housing opportunities and/or economic progress), expressing them in terms of measurable outputs and outcomes of the HCD performance measurement framework. Performance and its measures are to be tied to the neighborhood's identified needs and the recipient's proposed housing and economic opportunities.

Leverage: Leverage is a critical element of neighborhood revitalization and a goal of the NRSA is to attract additional investment to the designated community. Leverage may be made in the form of cash or in-kind resources and the strategy should outline the recipient's proposed leverage sources for the NRSA. The



recipient will be required to report on leveraged resources received and used to support the NRSA. A failure to document leverage could result in non-compliance and possible repayment of CDBG funds.

PERFORMANCE MEASUREMENTS

A recipient's NRSA goals and objectives should be measurable and specific. Enough to show expected outputs and positive steps toward the desired ultimate outcomes of increased housing and economic opportunities for local residents. Within the submitted strategy, the recipient is to identify achievable outcomes for the NRSA, particularly with respect to housing and economic opportunities, that can be measured and used to determine progress made. Outcomes may include:

- increase in homeownership rates;
- reduction in vacancy rates;
- increase in housing values;
- increase in educational attainment ;
- increase in employment rates;
- increase in median household income.

Within each selected outcome, the recipient is to identify expected outputs from the CPD performance measurement framework. Outputs may include:

- new businesses assisted;
- existing businesses assisted;
- jobs created or retained in area;
- funds leveraged;
- LMI persons direct benefit activities;
- LMI households assisted;
- acres of brownfields remediated;
- new access to public facilities;
- business facades/buildings rehabilitated;
- number of blighted buildings demolished.

HCD requires recipients develop revitalization strategies that meet these guidelines. HCD's review of a strategy shall place particular importance on the recipient's capacity, the extent to which the strategy is meaningful and reflects coordination with other public and private resources, and the likelihood that the planned actions will increase affordable housing and/or economic opportunities for local residents. HCD encourages innovative and creative strategies that promote active and meaningful participation of stakeholders throughout the development and implementation of the plan. HCD is seeking strategies that will successfully use a range of resources to revitalize neighborhoods and provide viable and sustainable housing and/or economic opportunities to local residents.

HCD expects to approve strategies with measurable goals that set in motion activities that will result in positive changes for neighborhoods as a result of coordinated efforts. These positive changes should be apparent to the residents and clearly show results, such as an increase in the affordability and quality of housing and/or increased economic opportunities for local residents.

PERFORMANCE REVIEW

HCD will review a recipient's progress during and at the end of each program year based upon information in the recipient's performance reports and information from on-site monitoring. The recipient must report on actual outputs and outcomes and provide for a narrative update on the NRSA's progress regarding:

- Continuing stakeholder involvement
- Activities addressing identified housing and economic opportunities



- Progress on achieving identified outcomes through reported accomplishments
- Documentation that leveraged resources were actually received and used for their intended purposes

HCD's review of a recipient's performance will include an assessment of the recipient's ability to make progress towards achieving the expected improvements; the recipient's ability to account for funds and document activities appropriately; the timely use of funds received from the Department, meeting performance measures; and the receipt of matching or leveraged funds.

In order to be considered a CBDO, applicants must provide a detailed and satisfactory response as to how their program will provide a service complying with each program tenet below. Special attention will be paid to your response to the Key Concerns and Key Strategies:

1. Demonstration of capacity to undertake this effort
2. Plan demonstrates likelihood it will achieve its revitalization goals.
3. Demonstration of the extent to which it effectively coordinates public and private resources
4. Creation of meaningful economic opportunities
5. Demonstration of significant measureable results
6. Completion of an economic assessment of the area.
7. Examination of opportunities for improvement within the area via an economic development assessment.
8. Examination of problems that are likely to be encountered via the economic development assessment.
9. Promotion of the area's economic progress with a focus on activities that will create meaningful jobs for the unemployed and low and moderate income residents of the area via an implementation plan.
10. Promotion via a plan, activities for the substantial revitalization of the neighborhood.
11. Identification of results (e.g., physical improvements, social initiatives and economic empowerment) achieved in terms that are readily measurable or "benchmarks" via an approved strategy
12. Detailing of how the plan will actually promote revitalization of the neighborhood. In other words, what your NRSA project will actually do to help turn the neighborhood around and promote economic opportunity for residents.
13. Establishing of Performance Measures including Goals and anticipated results for the implementation of the plan. These measures must be described in measurable terms. HUD Examples:
 - Achieve 5% increase in employment
 - Open 2 new job training centers
 - Reduce families on public assistance/welfare by 5%
 - Attract new community lending institutions to the neighborhood
 - Formation of a Community Business Association
 - Offer 10 training seminars to teach residents about small business start-ups

The HUD notice states, "Successful neighborhood revitalization strategies are those that bring together the neighborhoods' and the larger community's stakeholders to forge partnerships that:

- Obtain commitments to neighborhood building;
- Make neighborhoods attractive for investments, thereby creating a market for profit;
- Generate neighborhood participation to ensure that the benefits of economic activity are reinvested in the neighborhood for long-term community development;
- Support the use of neighborhood intermediary institutions to bridge the gaps between local government agencies, the business community, community groups, and residents; and
- Foster the growth of resident-based initiatives to identify and address their housing,
- economic, and human services needs."



Key concerns for neighborhood revitalization include: Underdevelopment of the designated area, lack of quality office space, lack of employment opportunities, high poverty rates, lack of education, high unemployment rates, low homeownership rates, lack of transportation and pedestrian infrastructure, and aging housing stock, etc.

The NRSA, is to develop projects with community partners with exceptional resources that are well positioned to assist low income and unemployed persons gain access to new jobs and/or housing. Examples of needs that have to be identified are: for GED classes and testing, English as a Second Language classes, Occupational Skills Training, Employment Skills Training, and Job Search Assistance along with securing partner agencies that will provide these services for the residents of the NRSA.

Organizations are to be engaged that will bring additional educational services closer to the areas of need. The increased economic development activities conducted within the area and carried out by the NRSA will improve access to employers/employment centers within walking distance to housing.

NRSA can also bring about the development of new affordable owner-occupied housing units, combined with homeownership assistance, thus enabling many low to moderate income families to purchase a home.

To address aging housing stock in the NRSA, funding can be used for housing rehabilitation Grants targeted to assist NRSA residents. Grants may be used for emergency repairs, architectural barrier removal, and complete rehabilitation of older homes in the NRSA.

Mixed-use facilities, which include a combination of housing, office space, and retail in conjunction with pedestrian infrastructure, will create sustainable neighborhoods whereby residents are less dependent on automobiles. Options will become available to work, live, and play in the same neighborhood.

Resources are to be enlisted and marketed to help low income residents increase their income and buying power through access to financial literacy, credit repair, earned income tax credit, individual development accounts, homeownership counseling, and case management.

KEY STRATEGIES:

Economic Opportunity

1. Seek out and establish unique partnerships between agencies such as Workforce Development Centers, institutes of higher education, and existing/new businesses in the NRSA. As new businesses are attracted to the area, incentives can be created for partnering with the Workforce Development Centers and institutes of higher learning to offer first opportunity at jobs.
2. Increase access to training, such as job skills training, English as a Second Language, GED, basic skills training, and short-term pre-vocational training.
3. Capture an increased share of retail/commercial business activity through the recruiting of those businesses and accompanying job creation. By creating a unique sense of place, commercial and retail facilities will be drawn to the area, increasing job opportunities for individuals with a range of skills and abilities.
4. Leverage private investment in the neighborhood through wise use of CDBG and HOME funds and coordination with alternative funding sources.
5. Strive to keep consumer and housing dollars in the NRSA Affordable Housing
6. Increase home ownership in order to stabilize the neighborhood. Home ownership is seen as a basic tool to invest residents in their community and its future. The intent is to increase this option to households across the income spectrum.
7. Develop new quality affordable housing in the NRSA neighborhood. Housing in the NRSA is older housing stock. The area is in need of greater housing options for mixed income working families.



8. Develop mixed-use urban centers. These centers should contain ground floor retail, business, and office space with upper floors containing housing units. Mixed use development will provide opportunities for both employment and quality affordable housing.
9. Encourage energy and resource conservation whenever feasible and strive for sustainable development.
10. Explore increased resources for housing rehabilitation to prevent the decline of aging housing stock in the NRSA.
11. Support CDC/CBDO/CHDOs as neighborhood intermediary institutions to serve as a catalyst for change.

#8 A: Provide an eligible, viable NRSA Strategy that addresses the requirements detailed in HUD's NRSA Strategy Program Description Requirements. Include activities of sufficient size and scope as to have an impact on the distinctive geographic area within a reasonable period of time.

RESPONSE: The current H.O.M.E.S., Inc. NRSA Strategy is attached as **Exhibit 1**

#8 B: Verify for HCD how you plan to meet HUD's request for a coordinated marshaling of resources to facilitate your ability to engage in comprehensive place-based initiatives.

RESPONSE: H.O.M.E.S. works collaboratively with several partners to achieve its community revitalization strategies. Those partners are:

1. City of Fort Lauderdale: residential and commercial rehabilitations for affordable rental and homeownership housing, small business opportunities and job creations
2. Broward County and the City of Fort Lauderdale for a CompleteStreets Project that is currently underway for traffic calming, street and curb way improvements in an effort to attract more businesses to the corridor
3. Central City Alliance: the Agency created for the 13th Street Corridor business alliance, homeowner associations and community residents
4. Central City CRA partner for the redevelopment along the ME 13th Street corridor

H.O.M.E.S. will continue this collaboration because it has proven to provide the maximum use of resources that has enabled H.O.M.E.S. to engage in and implement our comprehensive place-based initiatives.

#8 C: Provide your comprehensive community revitalization strategies that seek to create partnerships among federal and local governments, the private sector, community organizations, and neighborhood residents. (Please refer to the examples provided on page 16).

RESPONSE: H.O.M.E.S. Comprehensive Community Revitalization strategies are:



1. Neighborhood Revitalization of the Central City, Ft. Lauderdale Area: to implement economic development initiatives to attract businesses to the corridor thus creating jobs and subsequently affordable housing for those jobs that are being created. This Strategy requires that we work cooperatively with local businesses, neighborhood and homeowner associations and local governments to accomplish these initiatives.
2. Supportive Housing & Self Sufficiency Program for young adults through the provision of stable housing and an holistic array of services designed to move this at-risk population to self-sufficiency by the age of 24. This Strategy requires that we work collaboratively with the Children's Services Council and ChildNet and other providers to provide this service.
3. Rental Housing for Low-Income Residents: Through federal, state and local banks funding, acquire, rehab and preserve affordable rental housing for low-income residents.
4. Homeownership for Low-Income Residents: Work in collaboration with other non-profits partners, local governments and local lenders for the development of affordable homeownership development projects for low-income families.
5. Future Job Creation Program: H.O.M.E.S., Inc. has begun concept and business planning work around creating a new venture which will train and hire highly at-risk community residents who usually do not get hired by large companies and who have educational barrier but re willing and able to work. Examples of such a venture would be a lawn maintenance and service or exterior home maintenance and repair. The plan is to seek a combination of grants and loan investments from funders similar to the "Shark Tank" approach. This vision was born out of our desire to see the many lower-income residents, especially black males with any kind of criminal background issues, not having decent employment with decent wages.

These Strategies are discussed in more detail in our NRSA Strategy on file with the City and also attached to this Application for funding. Our Mission aligns with the City's NRSA Plan to bring neighborhood revitalization to the areas included in the district and surrounding area and includes all of the above listed strategies.



#8 D: Identify your project's defined Service Area (as stated in your agency's By-laws and/or Articles of Incorporation). Service Area must be in compliance with program requirements. Must include documentation verifying the Service Area is primarily residential and that it meets the percentage of compliant income level residents. See Project Service Area Map **Exhibit 2**

RESPONSE: H.O.M.E.S., Inc, Project Service Area for this Program is the designated NRSA as described on the attached map. The boundaries of the Service area are 90% residential.

#8 E: Describe how the strategy is in compliance with the program requirements and how it was developed in continuous consultation with stakeholders.

RESPONSE: These Strategies are in compliance as they require H.O.M.E.S., Inc. to be an active partner (by attending monthly meetings of the Central City Alliance) in the revitalization and community and economic development activities within the NRSA. A community/neighborhood Charette was convened to gain input from the local stakeholders and through the Central City Alliance, all affected partners and the community are kept abreast of ongoing revitalization/economic development activities. The 13th Street Complete Streets Project has been completed and showcases the efforts of the City, Broward County, HOMES and the Central City Alliance. The Ribbon Cutting ceremony culminated in a Funky Fun Run and Street Festival that included both local governments, residents, local businesses, neighborhood associations and others interested in the continued successful redevelopment of the NRSA. This collaboration strategy is evidence of HOMES' continuous commitment for consultation/involvement with our stakeholders.

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#8 F: Provide an assessment of housing market and economic conditions of the area, an examination of the opportunities for housing and economic improvements, and the problems likely to be encountered in pursuit of such goals (please refer to examples provided on page 17).

RESPONSE: H.O.M.E.S., Inc. in collaboration with the City's CRA office, is currently involved in the renovation of one of our existing residential housing units to convert it to a Vegetarian Restaurant. The construction plans were submitted on February 12, 2018 and are pending the issuance of a Permit. This new restaurant is a part of HOMES's continued efforts to improve the economic conditions of the area. This restaurant project will create jobs and provide the community with a family friendly restaurant environment. Additionally, HOMES just opened our Outdoor Kitchen and Nutritional Learning Center which is open to our clients



AND the community at large. This Project also includes a fitness component and will feature weekly meals prepared by a local chef, a nutritionist and health care officials that will monitor program participants. The Outdoor Kitchen and Nutritional Learning Center also allows for rental by various community or neighborhood businesses or groups to host their activities and affairs. The pricing offered by HOMES for the use of our facility is much cheaper than other local restaurants or venues and helps to boost the economic sustainability of the area businesses. There have also been recent other property sales along the NE 13th Street corridor that has created incentives for other new businesses to relocate to the NRSA, thus increasing the economic viability of the area. Any new businesses to the NRSA will only help to create jobs and the need for affordable housing for these new hires. As the real estate market continues to improve, the population that we serve could possibly be priced out of the market if it were not for H.O.M.E.S. and other nonprofits in our area working to provide affordable housing.

H.O.M.E.S. will be an applicant for City lots that will be available within the next few months for the development of affordable homeownership. HOMES has already received four (4) lots from Broward County's Housing and Community Development Divisions' Broward Municipal Services District (BMSD) single family lot infill housing development Project. Two of those lots are being issues building permits on February 15, one was just submitted for permitting on February 9 and the other site will be in for permit by the first week of March 2018. Two homebuyers have been secured and we are working with Broward County to find the two other homebuyers. These new infill new construction affordable housing units must be completed as per County requirements no later than October 2018. HOMES is on schedule to meet this requirement.

H.O.M.E.S as noted earlier is continuing its economic development initiatives by securing funds from the City's CRA economic development funds for the rehabilitation of one of existing properties to convert to a restaurant relocation along the 13th Street corridor. This initiative will create at least two new jobs for low-income NRSA residents. Without public private partnerships, affordable housing and economic opportunity would be a "pipe dream" for many low-moderate income persons and families.

#8 G: Detail how strategy will be measurable and specific. Identify the results expected to be achieved (e.g., physical improvements, social initiatives, increased affordable housing opportunities and/or economic progress), expressing them in terms of measurable outputs and outcomes of the HCD performance measurement framework. Detail how performance and its measures will be tied to the neighborhood's identified needs and the recipient's proposed housing and economic opportunities.

RESPONSE: These strategies will be measured by 1) the actual number of rental housing units created for low-income families; 2) the actual number of homeownership housing



opportunities provided to first time homebuyers in our NRSA; 3) the actual of jobs created for young adults through our Self Sufficiency & Supportive Housing Program; 4). The actual number of new businesses created and the jobs created through the opening of the restaurant and other new businesses attracted to the corridor after the Complete Streets Grant Project has been completed. Funding has also been obtained through our office for an Artist Project that will be a part of the Complete Streets Grant Project. The development of and carrying out of all of these strategies and the resulting measurements form an holistic approach to totally developing the NRSA and CRA district in which H.O.M.E.S. resides and growing and meeting the needs of the neighborhood.

#8 H: In your strategy, outline the recipient's proposed leverage sources for the NRSA. Provide official documentation of all sources of leverage. Leverage may be made in the form of cash or in-kind resources. NOTE: You will be required to report on leveraged resources received and used to support the NRSA. Failure to document leverage could result in non-compliance and possible repayment of CDBG funds.

RESPONSE: H.O.M.E.S., Inc. proposes to leverage resources for the NRSA through:

1. Bank Line of Credit (see attached letter of commitment) **Exhibit 3**
2. Fundraising and private donations (upcoming 20th Anniversary Luncheon at the Ft. Lauderdale Tower Club ; Golf Tournament at Jacaranda Country Club on June 1, 2018) **Exhibit 4**
3. Revenue from rental income as projected from 2018-2019 Budget **Exhibit 5**

#8 I: Identify your goals and objectives. Must show expected outputs and positive steps toward the desired ultimate outcomes of increased housing and economic opportunities for local residents.

RESPONSE: Please see attached H.O.M.E.S., Inc. NRSA Plan. **Exhibit 6**

#8 J: Identify in your strategy achievable outcomes for the NRSA, particularly with respect to housing and economic opportunities, that can be measured and used to determine progress made. (Please refer to examples of Outcomes provided on page 18)

RESPONSE: Please see attached H.O.M.E.S., Inc. NRSA Plan **Exhibit 6**

#8 K: Identify in each selected outcome, the recipient is to identify expected outputs from the CPD performance measurement framework. (please refer to examples of Outputs provided on page 18)



RESPONSE: Please see attached H.O.M.E.S., Inc. NRSA Plan. **Exhibit 7**

Exhibit 1

H.O.M.E.S., Inc.

Neighborhood Revitalization

Strategy



A Charitable Organization

Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc.

690 Northeast 13th Street, Suite # 102 • Fort Lauderdale, Florida 33304

www.HOMESFL.org • Telephone (954) 563-5454 • kbarry@homesfl.org

December 16, 2015

Jonathan Brown, Director
Housing & Community Development
City of Fort Lauderdale

Fort Lauderdale, Florida 33311

*Re: H.O.M.E.S.' Mission & Programs vis-à-vis City's Neighborhood Revitalization Strategy
for the Central City CRA and surrounding neighborhood.*

Dear Jonathan –

Earlier this month David Harvey of your office sent an email requesting extremely detailed information about our non-profit agency's Community Revitalization Strategic Business Plan, and stating he needed a complete report by year-end. Our Grants Director, Margarette Hayes, informed him after discussing it with me, that this would be impossible in such a short time-frame. Some of the "requirements" were beyond our current organizational capacity to do at all, and others would take months of strategic planning meetings with our staff, Board and City staff.

Margarette then looked through the HUD regs to see where this requirement for us is written. We could not find that, but did find requirements for the local participating jurisdictions to have such plans. In our understanding, these already exist in the form of the CRA (Community Redevelopment Agency) Plans for the NW Progresso Flagler Village area, and a separate Plan for the Central City area where our offices are located.

From our conversation, I understood that you agreed that these are the operative pertinent plans – and you asked me to explain how H.O.M.E.S.' Mission and current Programs fit into the Central City CRA Plan.

H.O.M.E.S. MISSION & VISION

Our Mission is to provide quality community and economic development projects & programs that assist at-risk lower-income disadvantaged Broward County residents and neighborhoods. Our Vision is that at-risk individuals and families will move toward self-sufficiency, and that at-risk neighborhoods will move toward sustainability.

*HOMES * JOBS * COMMUNITY*

H.O.M.E.S. PROGRAMS & STRATEGIES:

PROGRAM #1: NEIGHBORHOOD REVITALIZATION OF THE CENTRAL CITY, FT. LAUDERDALE AREA: Since 2007, H.O.M.E.S. has concentrated its neighborhood revitalization efforts on the Central City/13th St. neighborhood where we purchased our main 2.3 acre campus of property in 2006.

➤ STRATEGIES UTILIZED:

- 1) Holding neighborhood charrette with all community stakeholders (including City officials) in 2008; helping create 13th St. Business Alliance (now known as the Central City Alliance) and serving as its initial Board Chair & meeting host for the first several years;
- 2) Working with the neighborhood through the Alliance and existing neighborhood Associations (Lakeridge, Poinsettia Heights, Middle River Terrace, South Middle River) on a host of activities to improve the neighborhood (such as crime watch, clean-ups, business landscape pilot program, business exterior paint parties, numerous art projects in public spaces, street festivals, advocacy for public resources, grant submittals for private resources, Funky Fun Run 5-K & Finish Line Festival, moving the historic Annie Beck House to Middle River Terrace Park & maintaining it, annual holiday gift-giving party for poor children in our neighborhood's schools who make good grades, and more);
- 3) Creating the CityFarm Community Garden in 2009 from vacant property at our Campus, where diverse neighborhood residents come and grow fruits, vegetables & flowers on plots, have pot-luck suppers, a drumming circle, trade recipes and gardening techniques, and mentor new gardeners.
- 4) Advocating with City and County officials for a Slum & Blight Study and the creation of the Central City CRA area here in our neighborhood, and after its creation, serving on the CRA Advisory Board.
- 5) Creating a new business (gently used furniture thrift store) in a commercial building on our Campus – the first new business along 13th St. in some years, hiring local unemployed people to run it & serve as interns, and renovating a formerly severely dilapidated building into the store. Other new businesses in our area have since been opened & more buildings renovated by others.
- 6) Re-making the 2.3 acres of property H.O.M.E.S. purchased in 2006 in the heart of the Central City area (at 13th St. & Dixie Hwy.) as our new "home" Campus (which was so blighted when we bought it that our mortgage lender did not count any of the hodge-podge of buildings on it as having any value at all) into a well-maintained collection of commercial and residential structures and gardens.

- 7) Creating the Central City Art Collective of artists living and/or working on our Campus – this is a recent initiative, which will develop art outreach programming in 2016 for area residents.
- 8) Outdoor Kitchen/Nutritional Learning Center planned & funded for 2016 – plans are ready to submit for permitting at City – which will provide small groups of at-risk residents with introductions to a variety of fresh foods, tasty low-cost recipes, cooking techniques, and nutrition information in a fun interactive way, in the beautiful & unusual setting of our Campus gardens.

PROGRAM #2: SUPPORTIVE HOUSING & SELF-SUFFICIENCY PROGRAM for youth 18 – 24 years old who have aged out of foster or relative care (and who would otherwise be homeless).

➤ STRATEGIES UTILIZED:

- 1) Stable housing in furnished apartments at affordable rents (\$300 for half of two-bedroom unit; \$400 for one-bedroom unit);
- 2) Job Coaching, Paid Internships, and Job Search Assistance;
- 3) Life-Coaches (social workers);
- 4) Financial Literacy training;
- 5) Emergency assistance with a variety of issues;
- 6) Requiring school enrollment & attendance, starting wherever they left off with their education.)

PROGRAM #3: RENTAL HOUSING for low-income residents.

- STRATEGY: With the assistance of the City of Ft. Lauderdale and Broward County SHIP, HOME, and CHDO grants & loans (as well as local community lenders), H.O.M.E.S. has been able to acquire and rehab – and thus preserve - 45 units of rental property. Each acquisition was in a dilapidated state and has been renovated & maintained to a quality standard, and rented to residents who are income qualified in accord with the applicable government standard required.

PROGRAM #4: HOMEOWNERSHIP for lower-income residents.

➤ STRATEGIES:

- 1) For the past 17 years, H.O.M.E.S. has participated in County-wide homeownership development projects – usually with other non-profit partners, local government & local lenders, for lower-income local residents. We have helped provide intake workshops, financial counseling, homebuyer education classes, open houses of completed homes, contract documents, closing coordination, rehab oversight;

*HOMES * JOBS * COMMUNITY*

contractor bid RFP's, and all of the other tasks associated with property acquisition, home development, and sales to new qualifying families. At this point, H.O.M.E.S. has actively participated in the development of over 200 single family homes.

- 2) Now that the federal NSP Program is over, we are beginning to work with the City on how we might create a new partnership of local government, local lenders, and local non-profits for the purpose of creating continued homeownership opportunities which are affordable to the lower & moderate income workforce that lives in our community, within the current CRA areas.

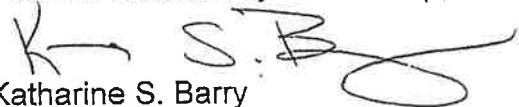
FUTURE PROGRAMS: JOB CREATION for highly at-risk able-bodied individuals. H.O.M.E.S. has begun concept and business planning work around creating a new venture, which will train and hire highly at-risk community residents who usually do not get hired by large companies, and who have low-educational completion levels – but are willing and able to work. The idea is that the company will do lawn maintenance and service, and minor exterior home maintenance & repair, and be at least county-wide. Our plan is to seek a combination of grant & loan investments from a range of funders. For example, H.O.M.E.S. will be seeking investment in this new venture at a FLACDC (Florida Alliance of Community Development Corporations) "Shark Tank" style event to be held during the first quarter of 2017. This is a long-term plan idea, and is expected to take several years to bring to fruition; however, it is something that has been under consideration for several years, as our agency has seen the difficulties that many lower-income and especially black males with any criminal background and low-education completion levels have in obtaining decent employment with decent wages.

ALIGNMENT WITH CITY CRA PLANS

H.O.M.E.S. Mission and all of its Programs are in alignment with the City's CRA Plans to bring neighborhood revitalization to the areas included in the CRA districts and surrounding areas. This includes affordable and quality rental and homeownership housing, commercial redevelopment, quality of life improvement, elimination of food deserts & more adequate nutrition, job creation and training, creating pride of place and improved communications among diverse populations, and improvement in the overall quality of life for local residents.

H.O.M.E.S. is proud of its partnership with the City of Ft. Lauderdale, to help address the very real problems faced by our disadvantaged neighborhoods and residents, and looks forward to continuing our work as a Community Based Development Organization in collaboration with the City – along with our many other local partners, including the neighborhood we are a part of in the Central City CRA area.

Yours in Community Partnership,



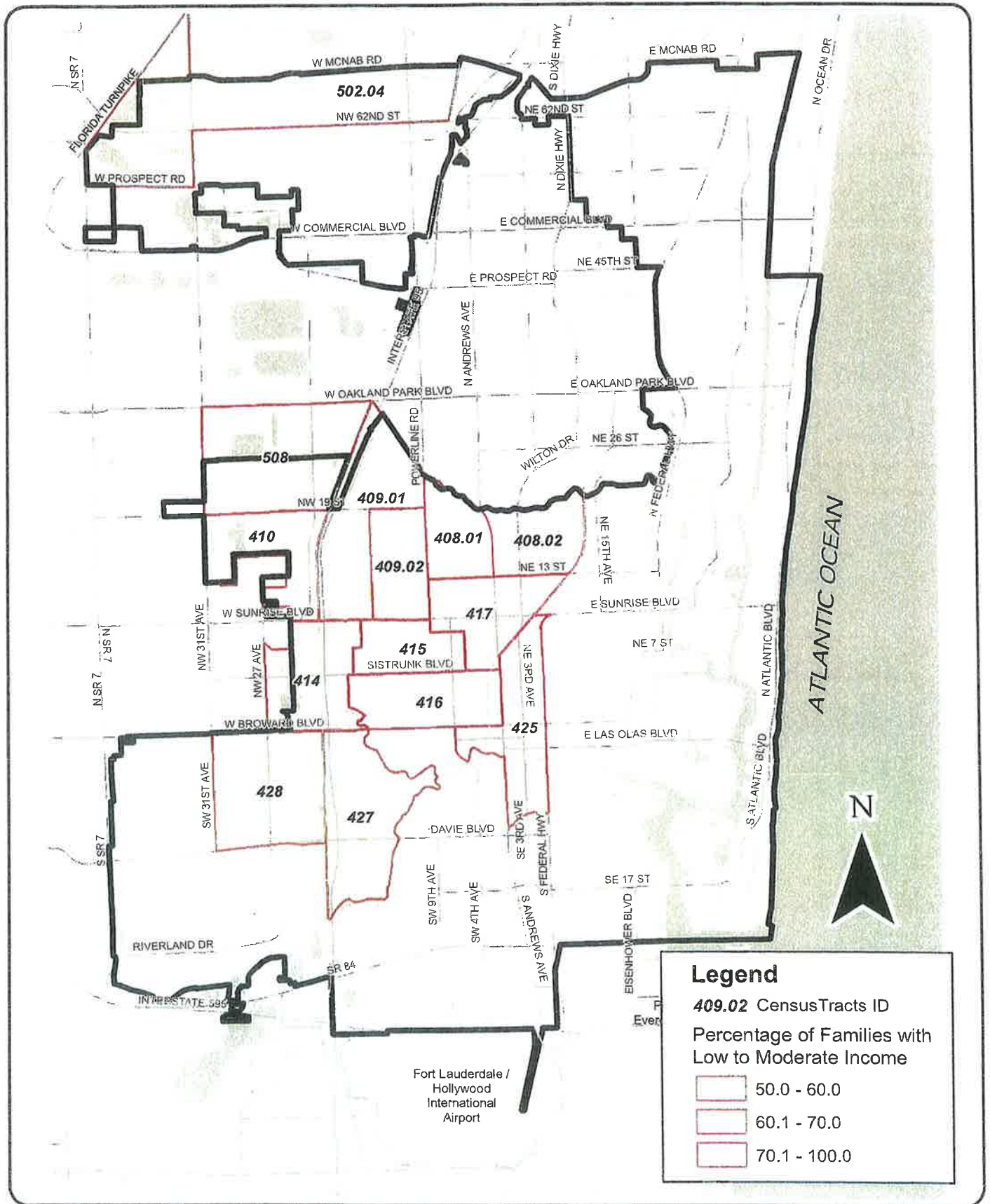
Katharine S. Barry
President & CEO

*HOMES * JOBS * COMMUNITY*

Exhibit 2

H.O.M.E.S., Inc.

NRSA Project Service Area



Tracts - 2010 Census

Plot Date 9/28/2012 3:00:06 PM

Path: P:\12_DSD_CDBG_Census_Tracts\ArcMap\CDBG_Tracts2x11.mxd.mxd

Miles



Exhibit 3

H.O.M.E. S., Inc.

Lines of Credit &

Letters of Commitment

December 15, 2017

Ms. Katherine S. Barry
CEO
H.O.M.E.S., Inc.
690 NE 13th Street
Fort Lauderdale, FL 33304

Re: Commitment Letter Extension for a \$250,000 Revolving Line of Credit to Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc. (HOMES, Inc.) by the Florida Community Loan Fund, Inc.

Dear Ms. Barry:

This letter extends the Florida Community Loan Fund, Inc.'s (the "Loan Fund") expired Commitment Letter dated December 21, 2016 which offered a \$250,000.00 line of credit to Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc., a not-for-profit Florida corporation (the "Borrower"), as follows. All other terms and conditions of the Commitment Letter remain the same.

Term 8 – COMMITMENT EXPIRATION: The Commitment Letter expires, at the Loan Fund's option, on March 11, 2018.

Please indicate acceptance of the terms and conditions of this Commitment Extension by signing the enclosed duplicate originals of this Commitment Extension letter. Return one original Commitment Extension letter to the Orlando office of the Loan Fund within fifteen (15) days of the date of this letter.

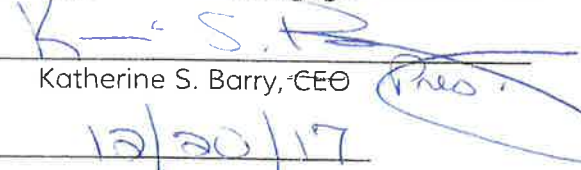
Sincerely,

FLORIDA COMMUNITY LOAN FUND, INC.


Nelson W. Black III
Chief Lending Officer

The undersigned accepts the foregoing Commitment Extension on behalf of Borrower.

Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc.

By: 
Katherine S. Barry, CEO

Date: 12/20/17

Comerica Bank

1675 North Military Trail, 6th Fl.
Boca Raton, FL 33486

February 13, 2018

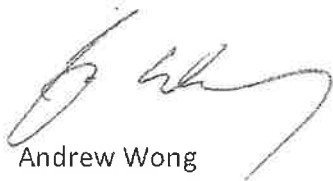
Ms. Katherine S. Barry
CEO
H.O.M.E.S., Inc.
690 NE 13th Street
Fort Lauderdale, FL 33304

Re: Commitment Letter for a \$100,000 Revolving Line of Credit to Housing Opportunities,
Mortgage Assistance, & Effective Neighborhood Solutions, Inc. (HOMES, Inc.) by
Comerica Bank.

Dear Ms. Barry:

This letter confirms that Comerica Bank has extended a \$100,000 Demand Line of Credit to
HOMES, Inc. in accordance with the terms and conditions contained in the Loan Documents.

Sincerely,



Andrew Wong
SVP, Group Manager
COMERICA BANK



February 13, 2018

Mrs. Katharine S. Barry
H.O.M.E.S., Inc.
690 NE 13th Street
Ft. Lauderdale, FL 33304

RE: Confirmation of the existing \$35,000 Revolving Line of Credit to H.O.M.E.S., Inc. by Centennial Bank.

Dear Mrs. Barry,

The letter confirms that Centennial Bank has a \$35,000 Revolving Line of Credit to H.O.M.E.S., Inc. The Revolving Line of Credit has been handled as agreed and the maturity date is June 27, 2018 and is subject to an annual renewal.

Sincerely,


Eric X. Servaites
Market President Broward County

Exhibit 4

H.O.M.E. S., Inc.

2018 Private Fundraisers

It's Tee Time Again!

SAVE THE DATE



Friday, June 1, 2018 at Jacaranda Golf Club

Registration & Breakfast: 7 am

Shotgun Start: 8 am

Cocktails, Lunch and Program to follow



H.O.M.E.S.

A Charitable Organization

**In our 20th Year of Creating Home & Community for
At-Risk Broward County Residents and Neighborhoods**

FOR MORE INFORMATION

Call (954) 563-5454

Email: Info@HOMESFL.org

HOMESFL.org

Save these Dates

6th Annual Invitational Golf Tournament June 1st, 2018

- and -



Gala
October 20th, 2018



HOMES.



H.O.M.E.S.

A Charitable Organization



Gala

Join us for music food and libation
Saturday, October 20th, 2018 at The Tower Club
6:30 to 7:30 pm



*Continuing to open doors
for Home and Community*

Exhibit 5
H.O.M.E.S., Inc.
NRSA Budget

H . O . M . E . S . , Inc.

BUDGET: Fiscal Year Ending 9/30/17 & 9/30/18

EXPENSES:	ACTUAL	PROJECTED	NOTES
	10/1/16-09/30/17	10/1/17-09/30/18	
YOUTH RENTAL EXPENSES - (Other than Mtg., Ins., or Taxes):			
YOUTH RENTAL OPERATION - (Maintenance, Repairs, & Utilities)	\$ (39,834.00)	\$ (40,000.00)	
YOUTH INTERNSHIPS - (Salaries)	\$ (43,229.79)	\$ (53,000.00)	
OTHER YOUTH EXPENSES - (Truck, Bus Passes & Emergencies)	\$ (14,183.00)	\$ (15,000.00)	
SUB-TOTAL	\$ (97,246.79)	\$ (108,000.00)	
ADULT RENTAL EXPENSES: (Other than Mtg., Ins., or Taxes)			
ADULT RENTAL OPERATION - (Maintenance, Repairs, & Utilities)	\$ (76,713.00)	\$ (77,000.00)	
SUB-TOTAL	\$ (76,713.00)	\$ (77,000.00)	
COMMUNITY REVITALIZATION EXPENSES:			
OUTDOOR KITCHEN	\$ (5,915.00)	\$ (79,000.00)	
STREET SCULPTURE PROJECT	\$ (39,370.25)	\$ (5,000.00)	
600 BUILDING - Restaurant Renovation	\$ (9,800.00)	\$ (100,000.00)	
OUTDOOR KITCHEN & NUTRITIONAL LEARNING CENTER	\$ -	\$ (67,500.00)	
OTHER PROGRAMS	\$ (6,600.00)	\$ (10,000.00)	
SUB-TOTAL	\$ (61,685.25)	\$ (261,500.00)	
PERSONNEL EXPENSES:			
EMPLOYEE SALARIES (Salary & Payroll Taxes)	\$ (487,362.24)	\$ (540,561.93)	Payroll not incl Interns
EMPLOYEE BENEFITS (Health, Life, Disab., Gap, W/C)	\$ (68,800.00)	\$ (87,400.00)	
PROFESSIONALS/CONSULTANTS - on 1099 Basis (not incl auditor fees)	\$ (25,577.00)	\$ (30,000.00)	Legal, fundraising and Income verification fees plus new HR indiv
SUB-TOTAL	\$ (581,739.24)	\$ (657,961.93)	
MORTGAGE, TAXES & INSURANCE EXPENSES:			
INSURANCE (Liability- IPFS & Flood ins)	\$ (62,923.00)	\$ (53,000.00)	
1st MTG. INTEREST - (BANK UNITED)	\$ (77,100.00)	\$ (77,100.00)	
1st MORTGAGE PRINCIPAL (BANK UNITED)	\$ (48,000.00)	\$ (48,000.00)	
MORTGAGE SIXPLEX (GIBALTAR BANK) Interest+Principial	\$ (31,000.00)	\$ (31,000.00)	Based on \$2750 X 12
PROPERTY TAXES	\$ (10,000.00)	\$ (9,500.00)	2017-18 Based on actual pending bill
SUB-TOTAL	\$ (229,023.00)	\$ (218,600.00)	
FUNDRAISING EXPENSES:			
FUNDRAISING EXPENSES:	\$ (28,577.00)	\$ (40,000.00)	
SUB-TOTAL	\$ (28,577.00)	\$ (40,000.00)	
ADMINISTRATIVE EXPENSES (non-personnel):			
AUDIT & 990 TAX RETURN	\$ (9,500.00)	\$ (9,650.00)	
COPIER EXPENSE	\$ (8,203.00)	\$ (3,500.00)	New Canon Copier leased Nov 2017
OFFICE SUPPLIES & FURNISHINGS	\$ (5,578.00)	\$ (5,500.00)	Incl office Water
D & O INS. & Corporate General Liability	\$ (1,405.00)	\$ (1,435.00)	Great American Ins
LICENSES, PERMITS, CERTIFICATIONS	\$ (2,570.00)	\$ (2,570.00)	Based on Prev year
POSTAGE & DELIVERY	\$ (1,000.00)	\$ (1,000.00)	
TELEPHONE & INTERNET	\$ (5,260.00)	\$ (6,888.00)	
TRAINING, SEMINARS & MEETINGS	\$ (2,582.00)	\$ (2,500.00)	Based on Prev year
COMPUTER, WEBSITE & IT (BMK)	\$ (6,633.42)	\$ (6,200.00)	
FINANCE and BANK CHARGES	\$ (2,063.00)	\$ (2,000.00)	Will adj this once all Amex bills are posted correctly
SUB-TOTAL	\$ (44,794.42)	\$ (41,243.00)	
TOTAL EXPENSES:	\$ (1,119,778.70)	\$ (1,404,304.93)	
CASH FLOW:	\$86,314.90	\$144,695.07	

BUDGET: Fiscal Year Ending 9/30/17 & 9/30/18

57

Exhibit 6

H.O.M.E.S., Inc.

NRSA Goals & Objectives



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- STRATEGY: With the assistance of the City of Ft. Lauderdale and Broward County SHIP, HOME, and CHDO grants & loans (as well as local community lenders), H.O.M.E.S. has been able to acquire and rehab – and thus preserve - 45 units of rental property. Each acquisition was in a dilapidated state and has been renovated & maintained to a quality standard, and rented to residents who are income qualified in accord with the applicable government standard required.

PROGRAM #4: HOMEOWNERSHIP for lower-income residents.

➤ STRATEGIES:

- 1) For the past 17 years, H.O.M.E.S. has participated in County-wide homeownership development projects – usually with other non-profit partners, local government & local lenders, for lower-income local residents. We have helped provide intake workshops, financial counseling, homebuyer education classes, open houses of completed homes, contract documents, closing coordination, rehab oversight;

contractor bid RFP's, and all of the other tasks associated with property acquisition, home development, and sales to new qualifying families. At this point, H.O.M.E.S. has actively participated in the development of over 200 single family homes.

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FUTURE PROGRAMS: JOB CREATION for highly at-risk able-bodied individuals. H.O.M.E.S. has begun concept and business planning work around creating a new venture, which will train and hire highly at-risk community residents who usually do not get hired by large companies, and who have low-educational completion levels – but are willing and able to work. The idea is that the company will do lawn maintenance and service, and minor exterior home maintenance & repair, and be at least county-wide. Our plan is to seek a combination of grant & loan investments from a range of funders. For example, H.O.M.E.S. will be seeking investment in this new venture at a FLACDC (Florida Alliance of Community Development Corporations) "Shark Tank" style event to be held during the first quarter of 2017. This is a long-term plan idea, and is expected to take several years to bring to fruition; however, it is something that has been under consideration for several years, as our agency has seen the difficulties that many lower-income and especially black males with any criminal background and low-education completion levels have in obtaining decent employment with decent wages.

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Yours in Community Partnership,


Katharine S. Barry
President & CEO

Exhibit 6
H.O.M.E.S., Inc.
NRSA
Achievable Outcomes



A Charitable Organization
Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc.
690 Northeast 13th Street, Suite # 102 • Fort Lauderdale, Florida 33304
www.HOMESFL.org • Telephone (954) 563-5454 • kbarry@homesfl.org

December 16, 2015

Jonathan Brown, Director
Housing & Community Development
City of Fort Lauderdale

Fort Lauderdale, Florida 33311

*Re: H.O.M.E.S.' Mission & Programs vis-à-vis City's Neighborhood Revitalization Strategy
for the Central City CRA and surrounding neighborhood.*

Dear Jonathan –

Earlier this month David Harvey of your office sent an email requesting extremely detailed information about our non-profit agency's Community Revitalization Strategic Business Plan, and stating he needed a complete report by year-end. Our Grants Director, Margarette Hayes, informed him after discussing it with me, that this would be impossible in such a short time-frame. Some of the "requirements" were beyond our current organizational capacity to do at all, and others would take months of strategic planning meetings with our staff, Board and City staff.

Margarette then looked through the HUD regs to see where this requirement for us is written. We could not find that, but did find requirements for the local participating jurisdictions to have such plans. In our understanding, these already exist in the form of the CRA (Community Redevelopment Agency) Plans for the NW Progresso Flagler Village area, and a separate Plan for the Central City area where our offices are located.

From our conversation, I understood that you agreed that these are the operative pertinent plans – and you asked me to explain how H.O.M.E.S.' Mission and current Programs fit into the Central City CRA Plan.

H.O.M.E.S. MISSION & VISION

Our Mission is to provide quality community and economic development projects & programs that assist at-risk lower-income disadvantaged Broward County residents and neighborhoods. Our Vision is that at-risk individuals and families will move toward self-sufficiency, and that at-risk neighborhoods will move toward sustainability.

*HOMES * JOBS * COMMUNITY*

H.O.M.E.S. PROGRAMS & STRATEGIES:

PROGRAM #1: NEIGHBORHOOD REVITALIZATION OF THE CENTRAL CITY, FT. LAUDERDALE AREA: Since 2007, H.O.M.E.S. has concentrated its neighborhood revitalization efforts on the Central City/13th St. neighborhood where we purchased our main 2.3 acre campus of property in 2006.

➤ STRATEGIES UTILIZED:

- 1) Holding neighborhood charrette with all community stakeholders (including City officials) in 2008; helping create 13th St. Business Alliance (now known as the Central City Alliance) and serving as its initial Board Chair & meeting host for the first several years;
- 2) Working with the neighborhood through the Alliance and existing neighborhood Associations (Lakeridge, Poinsettia Heights, Middle River Terrace, South Middle River) on a host of activities to improve the neighborhood (such as crime watch, clean-ups, business landscape pilot program, business exterior paint parties, numerous art projects in public spaces, street festivals, advocacy for public resources, grant submittals for private resources, Funky Fun Run 5-K & Finish Line Festival, moving the historic Annie Beck House to Middle River Terrace Park & maintaining it, annual holiday gift-giving party for poor children in our neighborhood's schools who make good grades, and more);
- 3) Creating the CityFarm Community Garden in 2009 from vacant property at our Campus, where diverse neighborhood residents come and grow fruits, vegetables & flowers on plots, have pot-luck suppers, a drumming circle, trade recipes and gardening techniques, and mentor new gardeners.
- 4) Advocating with City and County officials for a Slum & Blight Study and the creation of the Central City CRA area here in our neighborhood, and after its creation, serving on the CRA Advisory Board.
- 5) Creating a new business (gently used furniture thrift store) in a commercial building on our Campus – the first new business along 13th St. in some years, hiring local unemployed people to run it & serve as interns, and renovating a formerly severely dilapidated building into the store. Other new businesses in our area have since been opened & more buildings renovated by others.
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- 1) Stable housing in furnished apartments at affordable rents (\$300 for half of two-bedroom unit; \$400 for one-bedroom unit);
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*HOMES * JOBS * COMMUNITY*

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President & CEO

*HOMES * JOBS * COMMUNITY*

Exhibit 7
H.O.M.E.S., Inc.
NRSA
Selected Outputs/Measurements



H.O.M.E.S.

A Charitable Organization

Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc.

690 Northeast 13th Street, Suite # 102 • Fort Lauderdale, Florida 33304

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December 16, 2015

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Katharine S. Barry
President & CEO

*HOMES * JOBS * COMMUNITY*

Section #9

H.O.M.E.S., Inc.

2018 – 2019

CDBG CBDO Project Budget



Section #9: BUDGET SHEETS

**FY 2018/2019
BUDGET ITEMIZATION SUMMARY DETAIL**

DETAILED COST LINE ITEM	DIRECT	DETAILS (Please provide a detailed description of each reasonable, eligible and allocable Line Item cost associated with this program to be submitted to HCD for reimbursement)	CDBG COST	ALL OTHER COSTS	TOTAL BUDGET COST of LINE ITEM	CDBG % OF COST
Salaries		Listed Staff member salaries, including benefits: L. Taylor 50% \$48,835; R. Amir Campos 50% \$29,604; G. Brown 50% \$24,770; M Lundgren 50% \$18,408; W. Taylor 38% \$10,688; G. Tunnage 37% \$21,695	\$ 154,000.00	\$ 174,198.00	\$331,198.00	47%
Program Space		50% Suites 101-103, Rental Units Mortgage (50% of Office Space)	\$ 18,000.00	\$ 107,100.00	\$ 125,100.00	14%
Audit Program		Youth Self Sufficiency Program Portion	\$ 3,000.00	\$ 6,650.00	\$ 9,650.00	31%
Internship		Youth Self Sufficiency Internships (Children's Service Council 19 Interns for 14 weeks)	\$0.00	\$ 53,000.00	\$ 53,000.00	0%
Rent Subsidies		Youth Self Sufficiency Program Rent Subsidies	\$ 0.00	\$ 90,000.00	\$ 90,000.00	0%
Insurance		General Liability, Workers Comp & Wind Coverage for TIL Bldgs)	\$ 0.00	\$ 14,100.00	\$ 14,100.00	0%
Youth Apartment Furnishing		Furnishing Expenses	\$ 0.00	\$ 7,500.00	\$ 7,500.00	0%
Youth Emergency Funds		Emergency Funds	\$ 0.00	\$ 15,000.00	\$ 15,000.00	0%
Youth Special Occasions		Thanksgiving Dinner, Christmas Party, Family Fish Fry, Birthday Cakes	\$ 0.00	\$ 1,500.00	\$ 1,500.00	0%



Youth Apartment Utilities	Water, Sewer, Garbage & Pest Control	0.00	\$21,000.00	\$21,000.00	0%
Youth Apartment Maint & Repairs	Maintenance and repairs	0.00	\$ 10,000.00	\$ 10,000.00	0%
Staff Training & Travel	Staff Training & Travel	\$ 0.00	\$ 2,500.00	\$ 2,500.00	0%
Copier/Telephone	Copier & Copies Telephone, Fax, Internet for Youth Program	\$ 0.00	\$ 9,500.00	\$ 9,500.00	0%
Supplies	Program Supplies	\$ 0.00	\$ 3,500.00	\$ 3,500.00	0%
Admin	Expenses for Youth Program	\$ 0.00	\$ 13,000.00	\$ 13,000.00	0%
TOTAL		\$ 175,000.00	\$ 536,048.00	\$ 714,048.00	

Section #10

H.O.M.E.S., Inc.

2018 – 2019

CDBG CBDO Project

Budget Itemization



Section #10: BUDGET ITEMIZATION SHEET

ORGANIZATION Housing Opportunities, Mortgage Assistance and Effective Neighborhood Solutions D/B/A/ H.O.M.E.S., Inc.
Funding Year 2018 – 2019 **Date Submitted:** 02/15/18

PLEASE DETAIL ALL COSTS FROM ALL SOURCES NECESSARY TO SUCCESSFULLY FUND THIS PROGRAM FOR FISCAL YEAR 2018 / 2019:

DETAILED DIRECT COST LINE ITEM	OTHER COST & FUNDING SOURCE HOMES OPERATING	OTHER COST & FUNDING SOURCE CHILDRENS SERVICE COUNCIL	OTHER COST & FUNDING SOURCE JIM MORAN	OTHER COST & FUNDING SOURCE WAITTS FOUNDATION	OTHER COST & FUNDING SOURCE PANTHERS FOUNDATION	OTHER COST & FUNDING SOURCE COMMUNITY FOUNDATION
Salaries: L. Taylor 50% \$48,835; R. Amir Campos 50% \$29,604; G. Brown 50% \$24,770; M Lundgren 50% \$18,408; W. Taylor 38% \$10,688; G. Tunnage 37% \$21,695	\$ 174,198.00	\$47,000.00	\$ 25,000.00			38,000.00
Program Space (Rental Income)	\$ 107,100.00					
Audit	\$ 6,650.00		\$ 3,000.00		\$1,000.00	
Youth Internships		\$ 53,000.00				
Rental Unit Subsidy			\$ 90,000.00			
Insurance	\$ 4,100.00		\$ 10,000.00			
Youth Apartment Furnishing			\$ 21,000.00	\$ 7,500.00		
Youth Apartment Utilities						
Youth Apartment Maint & Repairs					\$10,000.00	
Youth Emergency Fund			\$ 6,000.00		\$4,000.00	
Special Occasion				\$ 1,500.00		
Bus Passes			\$ 7,500.00			
Staff Training & Travel			\$ 2,500.00			
Copier & Telephone, Fax, Internet	\$ 9,500.00					
Program Supplies				\$3,500.00		
Admin Expenses	\$ 8,000.00					



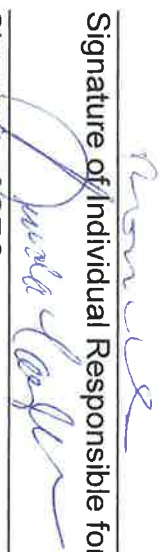
Youth Nutritional Program						
TOTALS	\$309,548.00	\$100,000.00	\$165,000.00	\$2,500.00	\$10,000.00	\$38,000.00

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

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By signing below I hereby attest that the information provided above is true and accurate and represents all amounts and sources of funding associated with this program utilizing Federal funds.

Signature of Individual Responsible for Budget

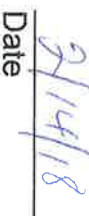


Ronit Amir-Campos/ Accountant
Name and Title – Printed or Typed

Signature of CEO


Date 2/14/18

Linda Taylor, CEO
Name of CEO – Printed or Typed


Date 2/14/18

Section #11

H.O.M.E.S., Inc.

2018 – 2019

CDBG CBDO Project

Implementation Schedule



Section #11: PROGRAM IMPLEMENTATION SCHEDULE

ORGANIZATION: Housing Opportunities, Mortgage Solutions & Effective Neighborhood Solutions, Inc.
PROJECT NAME: TIL Self-Sufficiency & Supportive Housing Program

IMPLEMENTATION STEPS	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019
Outreach	X	X	X	X	X	X	X	X	X	X	X	X
Intake Process	X	X	X	X	X	X	X	X	X	X	X	X
Program Participation	X	X	X	X	X	X	X	X	X	X	X	X

Section #12

H.O.M.E.S., Inc.

2018 – 2019

**CBDO Roster of Governing
Body Members**



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Eric Servaites

2. Member of Governing Body's Verified Residency Address: 5940 NW 99th Way Parkland, FL 33076

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): No X

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
a. If Yes, please identify name and address of Establishment or Institution: Centennial Bank 2101 West Commercial Blvd.
Suite 5000 101 Ft. Lauderdale, FL 33309

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Yes X No

a. If Yes, please identify name and address of Low Income Neighborhood Organization: Volunteer

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes X No
a. If Yes, please identify position held and ineligible entity (if applicable):



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Brad Brewster

2. Member of Governing Body's Verified Residency Address: 4908 NW 101ST Avenue, Coral Springs, FL 33076

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): No

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
a. If Yes, please identify name and address of Establishment or Institution:
Princeton Kitchen & Bath, 4908 NW 101ST Avenue, Coral Springs, FL 33076

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Yes X No
a. If Yes, please identify name and address of Low Income Neighborhood Organization: _____

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes X No
a. If Yes, please identify position held and ineligible entity (if applicable): _____



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Patricia Bessemer

2. Member of Governing Body's Verified Residency Address: 520 E. Tropical Way, Plantation, FL 33317

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): No

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
a. If Yes, please identify name and address of Establishment or Institution:
Banking Credit Offices, 7765 NW 148TH Street, Miami, Lakes, FL

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Yes X No
a. If Yes, please identify name and address of Low Income Neighborhood Organization:

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes X No
a. If Yes, please identify position held and ineligible entity (if applicable):



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Katharine S. Barry

2. Member of Governing Body's Verified Residency Address: 2665 NE 26th Terrace Ft. Lauderdale, FL 33306

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): No ☒ X

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X ☒ Yes ☐ No
a. If Yes, please identify name and address of Establishment or Institution: H.O.M.E.S., Inc. 690 NE 13th Street, Suite 101
Ft. Lauderdale, FL 33304

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: X ☒ Yes ☐ No
a. If Yes, please identify name and address of Low Income Neighborhood Organization: City ☐ of Ft. Lauderdale
Neighborhood Revitalization Strategy Area

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : ☐ Yes ☒ No
a. If Yes, please identify position held and ineligible entity (if applicable):



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Barbara Murtaugh-Nash

2. Member of Governing Body's Verified Residency Address: 13798 NW 4TH Street, Sunrise, FL 33325

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): No

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
a. If Yes, please identify name and address of Establishment or Institution:
Princeton Kitchen & Bath, 4908 NW 101ST Avenue, Coral Springs, FL 33076

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Yes X No
a. If Yes, please identify name and address of Low Income Neighborhood Organization:

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes X No
a. If Yes, please identify position held and ineligible entity (if applicable):



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Rick Asper

2. Member of Governing Body's Verified Residency Address: 1485 NE 57th Court, Fort Lauderdale, FL 33334

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): No

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
a. If Yes, please identify name and address of Establishment or Institution:
Aviation Professionals Group, 3000 NE 30th Way, # 107, Fort Lauderdale, FL, 33306

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Yes X No
a. If Yes, please identify name and address of Low Income Neighborhood Organization:

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes X No
a. If Yes, please identify position held and ineligible entity (if applicable):



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Juan Rojas

2. Member of Governing Body's Verified Residency Address: 2801 NE 10th Terrace Wilton Manors, FL

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): X Yes N

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
a. If Yes, please identify name and address of Establishment or Institution: J. Rojas Consulting, LLC 2801 NE 10th Terrace Wilton Manors, FL

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Yes X No
a. If Yes, please identify name and address of Low Income Neighborhood Organization: _____

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes X No
a. If Yes, please identify position held and ineligible entity (if applicable): _____



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Marie McGinley
2. Member of Governing Body's Verified Residency Address: 1517 N. Andrews Avenue, Fort Lauderdale, FL 33311
3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): YES
4. Member of Governing Body's Income Level: N/A
5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
 - a. If Yes, please identify name and address of Establishment or Institution: _____
6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: X Yes No
 - a. If Yes, please identify name and address of Low Income Neighborhood Organization: Central City Alliance, 690 NE 13TH Street, Fort Lauderdale, FL 33304
7. Who was Member of Governing Body Appointed By: Volunteer
8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes X No
 - a. If Yes, please identify position held and ineligible entity (if applicable): _____



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Alfonso Ugarte

2. Member of Governing Body's Verified Residency Address: 522 NE 1st Avenue, #18 Ft. Lauderdale, FL 33301

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): No ☒ Yes ☐ No

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes ☒ No ☐
a. If Yes, please identify name and address of Establishment or Institution: Es Solo Group 500 East Broward Blvd, Suite 2400 Ft. Lauderdale, FL 33394

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Yes ☒ No ☐
a. If Yes, please identify name and address of Low Income Neighborhood Organization: _____

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes ☒ No ☐
a. If Yes, please identify position held and ineligible entity (if applicable): _____



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Ana Zamora

2. Member of Governing Body's Verified Residency Address: 1118 Middle Street, #2 Ft. Lauderdale, FL 33312

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): Yes X N

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
a. If Yes, please identify name and address of Establishment or Institution: North Western Mutual 1200 N. Federal Highway, Suite 300 Boca Raton, FL 33432

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Yes X No
a. If Yes, please identify name and address of Low Income Neighborhood Organization: _____

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes X No
a. If Yes, please identify position held and ineligible entity (if applicable): _____



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Andrew Wong

2. Member of Governing Body's Verified Residency Address: 2006 NE 17th Tc Ft. Lauderdale, FL 33305

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): Y No

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
a. If Yes, please identify name and address of Establishment or Institution: Coamerica Bank 1675 N. Military Trail, 6th
Floor Boca Raton, FL 33486

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Y Yes X No
a. If Yes, please identify name and address of Low Income Neighborhood Organization: Poinsettia Heights

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes X No
a. If Yes, please identify position held and ineligible entity (if applicable):



Section #12: CBDO ROSTER OF GOVERNING BODY MEMBERS (Complete one for each Board Member)

1. Member of Governing Body's Full Name: Paul Minoff

2. Member of Governing Body's Verified Residency Address: 4512 NW 20th Street Coconut Creek, FL 33066

3. Is Member of Governing Body's Address in Your Agency's Service Area: (Y or N): No X

4. Member of Governing Body's Income Level: N/A

5. Is Member of Governing Body's an Owner or Officer of a Private Establishment or Institution: X Yes No
a. If Yes, please identify name and address of Establishment or Institution: Gray Robinson Law Firm 401 East Las Olas Blvd, Suite 1000 Ft. Lauderdale, FL 33301

6. Is Member of Governing Body's a Representative of a Low Income Neighborhood Organization: Yes Yes X No
a. If Yes, please identify name and address of Low Income Neighborhood Organization: _____

7. Who was Member of Governing Body Appointed By: Volunteer

8. Is Appointing Person an elected or other public official, or an employee or official of an ineligible entity: : Yes Yes X No
a. If Yes, please identify position held and ineligible entity (if applicable): _____

Section #13: CBDO APPLICATION CERTIFICATION

If this application is approved for funding, the organization agrees to comply with all required federal laws and regulations and HCD program requirements. The organization confirms that it has the required capacity to fulfill the obligations as stated in this proposal and in any attachments or documents organization included with this application.

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

1. Proficient administration of the program in full compliance with all applicable Federal, State and local regulations and guidelines.
2. CDBG National Objectives and Eligible Activities, NRSA's and CBDO's.
3. Playing by the Rules: A Handbook for CDBG Subrecipients – 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: H.O.M.E.S., Inc.

Signature: 

Title: CEO

Date: 2/14/18



ATTACHMENT A

**H.O.M.E.S., INC. 2018 -2019
COMMUNITY DEVELOPMENT BLOCK
GRANT COMMUNITY BASED
DEVELOPMENT ORGANIZATION
(Pages 95 – 240)**

A 1

IRS LETTER



Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248132325
Sep. 21, 2010 LTR 4168C EO
65-0870180 000000 00

00013272
BODC: TE

HOUSING OPPORTUNITIES MORTGAGE
ASSISTANCE & EFFECTIVE NEIGHBORHOOD
H O M E S INC
% KATHARINE S BARRY
690 NE 13TH ST STE 102
FT LAUDERDALE FL 33304-1107

0724

Employer Identification Number: 65-0870180
Person to Contact: Paul M Perry
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Sep. 10, 2010, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in February 1999.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/efo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

A 2

VERIFICATION REGISTERED
SYSTEM FOR AWARD
MANAGEMENT (SAM)

Katharine Barry Log Out

Entity Dashboard

[Entity Overview](#)[Entity Registration](#)[Core Data](#)[Assertions](#)[Reps & Certs](#)[POCs](#)[Reports](#)[Service Contract Report](#)[BioPreferred Report](#)[Exclusions](#)[Active Exclusions](#)[Inactive Exclusions](#)[Excluded Family
Members](#)[BACK TO USER DASHBOARD](#)

HOMES INC

DUNS: 054760801 CAGE Code: 68YV1

Status: Active

690 NE 13TH ST STE 102

FORT LAUDERDALE, FL, 33304-1107,

UNITED STATES

Expiration Date: 04/10/2018

Purpose of Registration: Federal Assistance Awards Only

Entity Overview

Entity Registration Summary

DUNS: 054760801

Name: HOMES INC

Business Type: Business or Organization

Last Updated By: Katharine Barry

Registration Status: Active

Activation Date: 04/10/2017

Expiration Date: 04/10/2018

Exclusion Summary

Active Exclusion Records? No



IBM v1.P.64.20170330-1550

WWW1

[Search Records](#)
[Data Access](#)
[About](#)
[Help](#)[Disclaimers](#)
[Accessibility](#)
[Privacy Policy](#)[FAPIS.gov](#)
[GSA.gov/IAE](#)
[GSA.gov](#)
[USA.gov](#)

A 3

SIGNED W9 FORM

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. H.O.M.E.S., Inc.	
2 Business name/disregarded entity name, if different from above Housing Opportunities Mortgage Assistance and Effective Neighborhood, Solutions, Inc.	
3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
5 Address (number, street, and apt. or suite no.) 690 NE 13th Street, Suite 102	Requester's name and address (optional)
6 City, state, and ZIP code Fort Lauderdale, FL 33304	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
6	5	-	0	8	7	0	1	8	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶ 	Date ▶ <u>2/14/18</u>
------------------	---	------------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

A 4

OCCUPATIONAL LICENSE



CITY OF FORT LAUDERDALE | BUSINESS TAX DIVISION
BUSINESS TAX YEAR 2017-2018



100 N. Andrews Avenue, 1ST Floor, Fort Lauderdale, Florida 33301
(954) 828-5195

Business ID: 9602687 Business Name: HOMES INC
Business Address: 690 NE 13 ST
Tax Category: OFFICE USE ONLY Tax#: 724587 Fee:

HOMES INC
KATHARINE S BARRY
690 NE 13 ST
FORT LAUDERDALE, FL 33304

DETACH AND POST THIS RECEIPT IN A CONSPICUOUS PLACE

Business ID: 9602687
Tax Number: 724587
Business Name: HOMES INC
Business Address: 690 NE 13 ST
Business Contact: KATHARINE S BARRY

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have moved out of the city, please email businesstax@fortlauderdale.gov and include the Business ID #.
- A transfer of business location within the city limits is subject to zoning approval. Complete a Business Tax Transfer Application and bring it to our office to obtain the necessary approval.
- If you have sold your business, please provide us with a copy of the Bill of Sale.
- A Transfer fee of 10% of the annual business tax fee applies. The fee shall not be less than \$3.00, nor greater than \$25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011**

850-487-1395

**HOUSING OPPORTUNITIES MORTGAGE ASSISTANCE & EFFECTIVE
NEIGHB
H.O.M.E.S INC RESIDENTIAL RENTAL UNITS
690 NE 13 ST STE 102
FORT LAUDERDALE FL 33304**

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS**

LICENSE NUMBER	
NAP1613680	NBR. OF UNITS: 18

The NONTRANSIENT APARTMENT (2003)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: DEC 1, 2018



NON-
TRANSFERABLE

**HOUSING OPPORTUNITIES MORTGAGE ASSISTANCE & EFFECTIVE NEIGHB
H.O.M.E.S INC RESIDENTIAL RENTAL UNITS
1212 - 1222 NE 6 AVE
FORT LAUDERDALE FL 33304**



CAM 18-0394
Exhibit 3

office of supplier

The Department of Management Services' Office of Supplier Diversity "serves those who serve Florida."

The Office of Supplier Diversity provides resources designed to improve business and economic opportunities for Florida's woman-, veteran- and minority-owned businesses. Learn more about becoming a certified business enterprise at dms.myflorida.com/osd or call 850-487-0915.

To find out about State of Florida tools supporting statewide centralized procurement activities which have streamlined interactions between vendors and state government entities, please contact or visit the Department of Management Services' MyFloridaMarketPlace at: <https://vendor.myfloridamarketplace.com>

AC# 02056083

SIGNATURE

(For the protection of our professional license holders, this license contains hidden security features to prevent counterfeiting. Unauthorized reproduction is strictly prohibited and will be prosecuted to the fullest extent of the law)

The Department of Business and Professional Regulation (DBPR), issues licenses for many licensed businesses and practitioners in the State Florida.

DBPR is changing the way you interact with state government. Many of DBPR's services are available online at www.MyFloridaLicense.com. We encourage you to utilize these services to make address changes, licensing changes or to renew your license.

Name changes require legal documentation verifying the name change, which must be mailed to the DBPR. An original, a certified copy or a duplicate copy of an original or certified copy of a document that shows the legal name change will be accepted, unless the DBPR has a question about the authenticity of the document.

If applicable, the DBPR will send a renewal notice to your last known address or email address of record. If you have not received your renewal notice, please call our Customer Contact Center at 850.487.1395 or online at www.MyFloridaLicense.com/contactus.

Please refer to your profession's governing statutes and Administrative codes for further information regarding renewals. These may be accessed from our website.

AC# 020560

A 5

ARTICLES OF INCORPORATION

SECOND ARTICLES OF AMENDMENT

to

ARTICLES OF INCORPORATION

of

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.****A FLORIDA NOT-FOR-PROFIT CORPORATION**

Whereas, that certain Florida corporation, then known as Housing Opportunities, Mortgages Assistance, & Effective Solutions, Inc. (the "Corporation"), which original Articles of Incorporation for the Corporation, dated as of October 13, 1998, were filed with the Florida Secretary of State on October 15, 1998 (the "Original Articles"); and which Original Articles were amended by the certain Articles of Amendment dated as of April 24, 2000, to be effective January 13, 2000 (the "First Amendment"), which First Amendment was filed with the Florida Secretary of State on May 8, 2000, and which First Amendment changed the name of the Corporation to the name stated above; and which Original Articles and First Amendment are replaced in their entirety by this second articles of amendment (the "Second Amendment").

ARTICLE I**NAME**

As defined in the First Amendment, the name of the Corporation is Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc., doing business as H.O.M.E.S., Inc.

**ARTICLE II
DURATION**

The term of existence of the Corporation is perpetual, and the corporate existence commenced on the filing of the Original Articles.

**ARTICLE III
PURPOSE**

The Corporation is organized exclusively for charitable purposes, as specified in 501(c)(3) of the Internal Revenue Code of 1986. Specifically, the purpose of the Corporation shall be to participate and assist in the development, stabilization and restoration of lower income neighborhoods and communities by creating rental and/or home-ownership opportunities, or development thereof, and arranging subsidies and/or non-predatory mortgage financing for low (and/or moderate) income families in need of

safe, decent, attractive and affordable housing. The Corporation may also participate in related projects and programs benefiting residents and businesses located in lower income communities and neighborhoods; and may participate in the provision of housing for special needs populations in the community.

(a) No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, any member, trustee, director, or officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation), and no member, trustee, or officer of the Corporation or any private individual shall be entitled to share in the distribution of any corporate assets on dissolution of the Corporation.

(b) No substantial part of the activities of the Corporation shall be carrying on propaganda, or otherwise attempting to influence legislation (except as otherwise provided by Internal Revenue Code 501(h), or participating in, or intervening in (including the publication or distribution of statements), any political campaign on behalf of any candidate for public office.

(c) Notwithstanding any other provisions of these articles of incorporation, the Corporation shall not carry on any activities not permitted to be carried on (i) by a corporation exempt from Federal income tax under 501(c)(3) of the Internal Revenue Code of 1986; or (ii) by a corporation contributions to which are deductible under 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

(d) In the event of the liquidation, dissolution, or winding up of the Corporation, whether voluntary or involuntary or by corporation of law, all the remaining assets and property of the Corporation shall, after necessary expenses thereof, be distributed to organizations which qualify as tax-exempt organizations under 501(c)(3) of the Internal Revenue Code of 1986, as amended.

(e) Notwithstanding any other provisions of these articles of incorporation, neither the Corporation nor any member, trustee, director, officer, or private individual shall engage in any act of self-dealing as defined in 4941 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent federal tax laws; nor fail to distribute any amount of income required to avoid incurring tax liability under 4942 of Internal Revenue Code of 1986, or corresponding provisions of subsequent federal tax laws; nor retain any excess business holdings as defined in 4943 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent federal tax laws, nor make any investment in such a manner as to subject the Corporation to tax under 4944 of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws, nor corresponding provisions of any subsequent federal tax laws.

ARTICLE IV **DIRECTORS**

There shall be no less than five (5) members of the Board of Directors of the Corporation and no more than fifteen (15), one of which shall be the Chief Executive Officer of the Corporation. Directors may be elected from time to time by the majority vote of the Directors then serving. One or more non-voting advisory Directors may also be appointed from time to time by the Board of Directors.

Any action required or permitted to be taken by the Board of Directors under any provision of law may be taken without a meeting, if all members of the Board shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board, or any such action by written consent shall have the same force and effect as if taken by unanimous vote of the Directors. Any certificate or other document filed under any provision of law which relates to action so taken shall state that the action was taken by unanimous written consent of the Board of Directors without a meeting, and that the Articles of Incorporation and the By-Laws of this Corporation authorize the Board to act so. Such a statement shall be prima facie evidence of such authority.

ARTICLE V **PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS**

The principal place of business and mailing and mailing address of the Corporation shall be at 690 Northeast 13th Street, Suite 102, Fort Lauderdale, Florida 33304.

ARTICLE VI **REGISTERED OFFICE AND AGENT**

The registered office of the Corporation shall be located at 200 East Las Olas Boulevard, Suite 1800, Fort Lauderdale, Florida 33301. The registered agent of the Corporation at that address shall be Gary J. Rotella, of Rotella Law.

ARTICLE VII **MEMBERSHIP**

Unless otherwise provided in the Corporation's By-Laws, the Corporation shall not have any members, and shall be considered a non-membership organization.

ARTICLE VIII **MEMBERSHIP CONTROL**

The Corporation shall be governed by its Board of Directors; the Directors of which shall serve indefinitely, unless sooner removed by their own resignation, by the majority vote of a quorum of the Board of Directors or as otherwise provided by in the By-Laws. The Board of Directors may, however, delegate so much of its authority to particular Directors, officers, or volunteers, and contract with agents and vendors for

goods and services, or any combination thereof, as it deems advisable to fulfill its tax-exempt purposes.

ARTICLE IX NONSTOCK CORPORATION

The Corporation shall be considered organized on a non-stock basis, and, therefore, certificates of shares of stock in the Corporation shall not be issued.

ARTICLE X BY-LAWS

The By-Laws of the Corporation have been adopted by the Board of Directors named below, who executed this Second Amendment.

ARTICLE XI AMENDMENTS

These articles of Incorporation may be amended at any meeting of the Board of Directors, by the affirmative vote of fifty-one (51%) percent of its members, at any regular meeting or at any special meeting called for that purpose, provided that such proposed amendments shall be plainly stated in the called for the meeting in which they are to be considered.

ARTICLE XII INCORPORATOR

The name and residence of the subscriber of the Original Articles, the First Amendment and this Second Amendment is:

Katharine S. Barry	2665 NE 26 th Terrace
	Fort Lauderdale, Florida 33306


AMENDED CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Sections 607.0501 and 617.0501, Florida Statutes, the following is submitted:

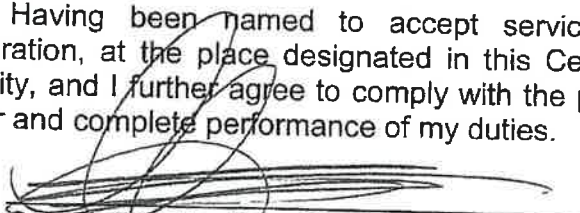
Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc. a Florida Not-For-Profit Corporation, organized under the laws of the State of Florida, with its principal place of business at 690 Northeast 13th St., Suite 102, Fort Lauderdale, Florida 33304, has named Gary J. Rotella, Esq., located at 200 East

Las Olas Boulevard, Suite 1800, Fort Lauderdale, Florida 33301, as its agent to accept service of process within Florida.

Dated this 21 day of October, 2009.


Katharine S. Barry, President & CEO

Having been named to accept service of process for the above-stated Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


Gary J. Rotella, Esq., Registered Agent

Dated this 23 day of Oct., 2009.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 23 day of October, 2009, by Gary J. Rotella, who is personally known to me, and who acknowledged before me that he executed the same as his free and voluntary act for the uses and purposes therein set forth.

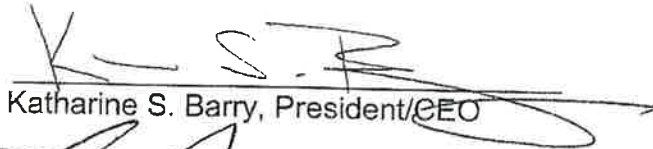


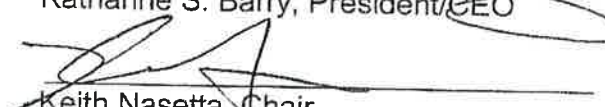
SEAL:

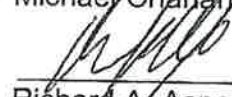
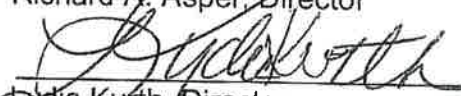

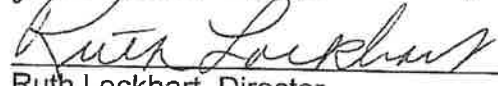
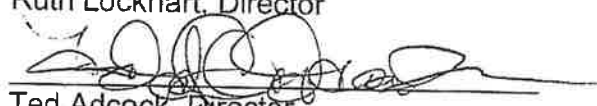
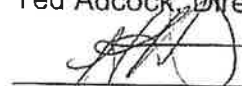
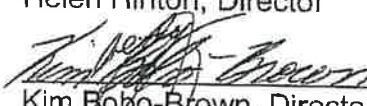
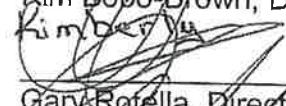
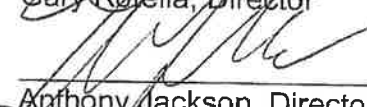
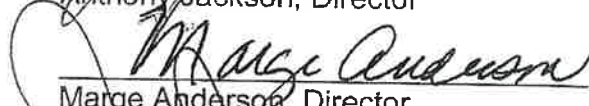
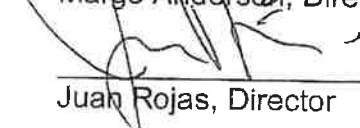
ADOPTION OF AMENDED ARTICLES OF INCORPORATION

IN WITNESS WHEREOF, this Second Amendment to the Articles of Incorporation have been adopted by at least fifty-one percent (51%) of the members of the Corporation's Board of Directors, at a regular meeting of the Board held on the 21st day of Oct., 2009, which meeting was duly noticed.

DIRECTORS APPROVING:


Katharine S. Barry, President/CEO


Keith Nasetta, Chair


Michael Charland, Vice Chair
Richard A. Asper, Director
Lydia Kurth, Director
Andre Judson, Director
Ruth Lockhart, Director
Ted Adcock, Director
Helen Hinton, Director
Kim Bobo-Brown, Director
Gary Rotella, Director
Anthony Jackson, Director
Marge Anderson, Director
Juan Rojas, Director

A 6

BY - LAWS

FIRST AMENDED BY- LAWS
of
HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.

a Florida not-for profit corporation

ARTICLES ONE:
INTRODUCTION

These first amended by-laws (the "By-Laws") constitute the code of rules adopted by Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc. (the "Corporation"), for the regulation and management of its affairs. The original by-laws of the Corporation, adopted on or about October 13, 1998 (the "Original By-Laws"), together with any and all amendments made to them from time to time since, are amended in their entirety, and these By-Laws replace the Original By-Laws effective upon their approval by the Board of Directors on October 21, 2009.

ARTICLE TWO:
OFFICES AND AGENCY

2.01 Principal and Branch Offices.

The principal place of business of this Corporation is at 690 Northeast 13th Street, Suite 102, Fort Lauderdale, Florida 33304. In addition, the Corporation may maintain other offices either within or without the State of Florida as its business requires.

2.02 Location of Registered Office.

The location of the initial registered office of this Corporation is 200 East Las Olas Blvd, Suite 1800, Fort Lauderdale, Florida 33301. Such office will be continuously maintained in the State of Florida for this Corporation. The Board of Directors may from time to time change the address of its registered office by duly adopted resolution and filing the appropriate statement with the State.

ARTICLES THREE:
MEMBERSHIP

3.01 Membership.

The Corporation shall perform and fulfill its exempt purpose on a non-membership basis and shall not have any Members.

ARTICLE FOUR:
DIRECTORS

4.01 General Powers.

The business affairs of the Corporation shall be managed by its Board of Directors.

4.02 Number, Tenure, and Qualifications.

The number of Directors of the Corporation shall not be less than five (5), nor more than fifteen (15). Each Director shall hold office for a period of one (1) year from the date of election, until resignation, or until removed by two-thirds (2/3) vote of the Board of Directors, whichever shall occur first. A Board member may serve consecutive terms of office.

Further, one-third (1/3) of the Directors shall be representatives of the low-income neighborhoods served by the Corporation (i.e., low-income neighborhoods in Broward County, Florida) ("Special Directors"). Such Special Directors shall meet one or more of the following criteria:

- a) Reside in a low-income neighborhood; or
- b) Be a low-income resident of a low-income neighborhood; or
- c) Be appointed by an organization in a low-income neighborhood to the Board of Directors of the Corporation.

4.03 Advisory Board Members.

The Board may invite one (1) or more persons to serve as Advisory Board Members, from time to time, for such reasons as the Directors may establish from time to time by Resolution, for the purpose of furthering the mission of the Corporation. Such Advisory Board Members will be non-voting.

4.04 Regular Meetings.

An annual meeting, at which new officers and directors shall be nominated and elected, will be held during September of each year (or such later time as shall be set by the Board). Regular meeting will be held at least quarterly by the Board of Directors, upon at least ten (10) days written notice.

4.05 Special Meetings.

Special Meetings of the Board of Directors may be called by or at the request of the Board Chairman, President/CEO, or any three (3) directors. The person authorized to call special meetings of the Board of Directors may fix the place for holding any special meeting of the Board of Directors called by them. Notice of any special meetings shall be given at least two (2) days previously thereto by written notice delivered personally to each Director at his or her business address, or by telephone, telefacsimile ("FAX") or electronic mail ("E-Mail").

4.06 Notice.

Any Director may waive notice of any meeting. The attendance of a Director at the meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting was not lawfully called or convened. The business to be transacted at, or the purpose of, any regular or special meeting of the Board of Directors shall be specified in the notice of notice of such meeting; which notice may be by mail, telephone, FAX or E-Mail.

4.07 Quorum.

Five (5) members of the elected Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, but if less than such number is present at a meeting, the directors present may adjourn the meeting from time to time without further notice.

4.08 Manner of Action.

The vote of fifty-one percent (51%) of the Directors present at the meeting at which a quorum is present shall be the act of the Board of Directors.

4.09 Meeting by Conference Call and Action Without a Meeting.

Any meeting may be held in person or by telephone conference call when necessary or desirable for the Board. Any action that may be taken by the Board of Directors at a meeting may be taken without a meeting if a consent in writing, setting forth the action to so be taken, shall be signed before such action by all Directors, providing that the Quorum in section 4.07 is met, and providing Notice requirements in section 4.06 are met.

4.10 Vacancies.

Any vacancy occurring in the Board of Directors may be filled by the affirmative majority vote of the remaining directors of the Board of Directors. Any directorship to be filled by reason of an increase in the number of directors may be filled by election of a majority of the Board of Directors.

4.11 Compensation.

No Director shall receive compensation for his services to the Corporation in the capacity of Directors, except that the President/CEO may receive compensation as set by the Board, for his or her services. This section shall not preclude any Director from serving the Corporation in any other capacity and receiving compensation there from, as long as full disclosure is made to the Board regarding any such arrangement, and the Board votes to affirm the terms of said arrangement. Any Board member proposed to be compensated for any reason whatsoever shall abstain from voting, and be absent from the discussion

regarding his or her compensation. Further, full disclosure shall be made in the annual audited financial statements of the Corporation.

4.12 Presumption of Assent.

Any Director of the Corporation present at a meeting of the Board at which action on any corporate matter is taken, shall be presumed to have assented to the action taken unless his dissent is entered in the minutes of the meeting, or unless he or she files his or her written dissent to such action with the person acting as secretary of the meeting before the adjournment thereof, or forwards such dissent by registered mail to the Secretary of the Corporation immediately after the adjournment of the meeting. Such right to dissent shall also apply to Director who voted in favor of such action.

ARTICLE FIVE: **OFFICERS**

5.01 Roster of Officers.

The Officers of this Corporation will consist of the following:

- a. Board Chair
- b. Board Vice Chair
- c. Board Secretary
- d. Board Treasurer
- e. President and Chief Executive Officer.

5.02 Selection of Officers.

Each of the Officers of this Corporation will be elected and appointed annually by the Board of Directors from among its members. Each Officer will remain in office until a successor to such office has been selected and qualified. Such election will take place at the annual meeting of the Board of Directors taking place each year.

5.03 Multiple Officeholders.

In any election of Officers, the Board of Directors may elect and appoint a single person to any two offices simultaneously, except that the offices of Board Chair, President/CEO and Secretary must be held by separate individuals.

5.04 Board Chair.

The Board Chair shall chair all meetings of the Board, and work closely with the President/ CEO to insure that policies of the Board and mission of the Corporation are carried out. The Chair may appoint Committee Chairs from among Board members.

5.05 President/ Chief Executive Officer.

The President will be the Chief Executive Officer of this Corporation and will subject to the control of the Board of Directors or Director Committees, manage, supervise and control the day to day affairs of the Corporation. The President will perform all duties incident to such office and such other duties as may be provided in these By-Laws or as may be assigned from time to time by the Board of Directors. The President/ CEO may be compensated by the Board for his/her duties in these capacities.

5.06 Board Vice Chair.

The Vice Chair shall perform all duties and exercise all power of the Chair when the Chair is absent or is otherwise unable to act. The Vice Chair will perform such other duties as may be prescribed from time to time by the Board of Directors.

5.07 Board Secretary.

The Secretary will keep the minutes of all meetings of the Board of Directors, will be the custodian of the corporation records, will give all notices as are required by law or by the By-Laws, and, generally, will perform all duties incident to the office of Secretary and such other duties as may be required by law, by the Articles of Incorporation, by these By-Laws, or which may be assigned from time to time by the Board of Directors.

5.08 Board Treasurer.

The Treasurer will have charge and custody of all funds of this Corporation, will deposit the funds as required by the Board of Directors, will keep and maintain adequate and correct accounts of the Corporation's properties and business transaction, will render reports and accountings to the Directors as required by the Board of Directors or by law, and will perform in general all duties incident to the office of Treasurer and such other duties as may be required by law, by the Articles of Incorporation, or by these By-Laws, or which may be assigned from time to time by the Board of Directors.

5.09 Removal of Officers.

Any Officer elected or appointed to office may be removed by two-thirds (2/3) vote of the Board, whenever in their judgment the best interests of this Corporation will be served. However, such removal will be without prejudice to any contract rights of the Officer so removed.

ARTICLE SIX:
INFOMAL ACTION

6.01 Waiver Notice.

Whenever any notice whatsoever is required to be given under the provisions of the law, the Articles of Incorporation of the Corporation, or these By-Laws, a waiver of such notice in writing signed by the person or persons entitled to notice, whether before or after the time stated in such waiver, will be deemed equivalent to the giving of such notice.

6.02 Action by Consent.

Any action required by law or under the Articles of Incorporation of this Corporation or these By-Laws, or any action which otherwise may be taken at a meeting if a consent in writing, setting forth the action so taken, is signed by all of the persons entitled to vote with respect to the subject matter of such consent, or all Directors in office, and filed with the Secretary of the Corporation.

ARTICLE SEVEN:
COMMITTEES

7.01 Definition of Directorial Committees.

This Corporation may have certain Committees, each of which shall be chaired by a Director, or such other person as approved and appointed by the Board. Such Committees will have and exercise some prescribed authority of the Board of Directors in the management of this Corporation. However, no such Committee will have the authority of the Board to accomplish any of the following:

1. Filling of vacancies in the Board.
2. Adoption, amendment, or repeal of By-Laws
3. Amendment or repeal of any resolution of the Board.
4. Action on matters committed by By-Laws or resolution of the Board to another Committee of the Board.

7.02 Appointment of Committees.

The Board of Directors, by resolution duly adopted by the majority of the Directors in office, may designate and appoint one or more Directorial Committees and delegate to such Committees specific and prescribed authority of the Board of Directors to exercise in management of this Corporation. However, the creation of such Directorial Committees will not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed on such personnel otherwise by law.

ARTICLE EIGHT:
OPERATIONS

8.01 Fiscal Year.

The fiscal year of the Corporation will end September 30th each year.

8.02 Execution of Documents.

Except as otherwise provided by law, checks, drafts, promissory notes, orders for the payment of money, and other evidence of indebtedness of this Corporation may be signed by the President, Board Chair, or Board Treasurer. Contract, leases, or other instruments executed in the name of and on behalf of the Corporation may be signed by the President, or the Board Chair, and will have attached copies of the resolutions of the Board of Directors certified by the Secretary (or Vice Chair, in the absence of a Secretary) authorizing their execution.

8.03 Books and Records.

This Corporation will keep correct and complete books and records of account, and will also keep minutes of the proceedings of its Board of Directors and Directorial Committees. The corporation will keep in its registered office a copy of its By-Laws, including amendments to date, certified by the Secretary of the Corporation.

8.04 Inspection Books and Records.

All books and records of this Corporation may be inspected by any Director, or his agent or attorney, for any purpose at any reasonable time on written demand under oath stating such purpose.

8.05 Nonprofit Operations – Compensation.

This Corporation will not have or issue shares of stock. No dividend will be paid, and no part of the income of this Corporation will be disturbed to its Directors or Officers. However, the corporation may pay compensation in a reasonable amount to Officers or Directors for services rendered, as set forth in 4.11 above.

8.06 Loans to Management.

This Corporation will make no loans to any of its Directors or Officers.

8.07 No Property Rights.

No Incorporator of Corporation may have any vested right, interest, or privilege of, in or of the assets, functions, affairs, or franchises of the Corporation, or any right, interest, or privilege which may be transferable or inheritable, or which will continue if his affiliation or office ceases, or while he is not in good standing.

ARTICLE NINE:
AMENDMENTS

9.01 Amendment of Articles of Incorporation.

The power of alter, amend, or repeal the Articles of Incorporation of this Corporation is vested in the Board of Directors. Such action must be taken pursuant to a resolution approved by a majority of the Directors.

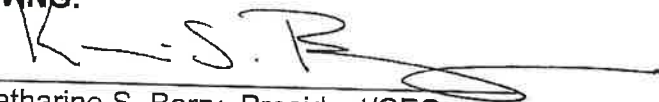
9.02 Amendment to By-Laws.

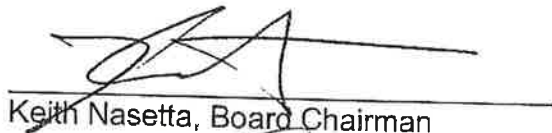
The power to alter, amend, or repeal these By-Laws, or to adopt new By-Laws, insofar as is allowed, is vested in the Board of Directors.

ADOPTION OF FIRST AMENDMENT TO BY-LAWS

This First Amended By-Laws were adopted by unanimous vote of a quorum of those members of the Board of Directors of the Corporation in attendance at the Board Meeting held on the 21 day of October, 2009, and same shall be effective and replace all previous by-laws and amendments to same, as of that date.

DIRECTORS APPROVING:

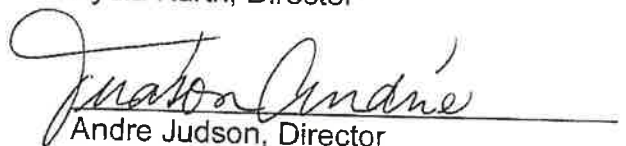

Katharine S. Barry, President/CEO

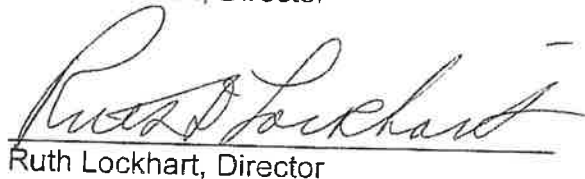

Keith Nasetta, Board Chairman

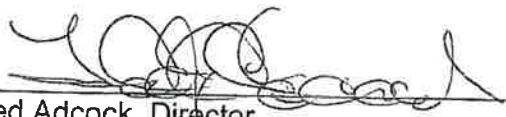

Michael Charland, Vice Chairman

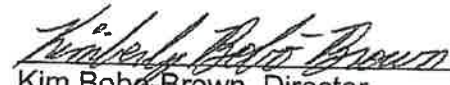

Richard A. Asper, Director


Lydia Kurth, Director


Andre Judson, Director

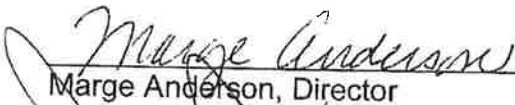

Ruth Lockhart, Director


Ted Adcock, Director

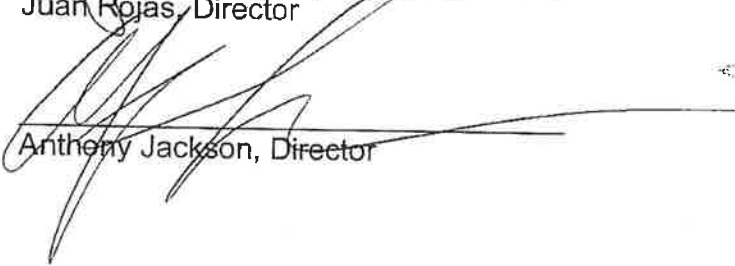

Kim Bobo-Brown, Director
Kimberly


Helen Hinton, Director


Gary Rotella, Director


Marge Anderson, Director

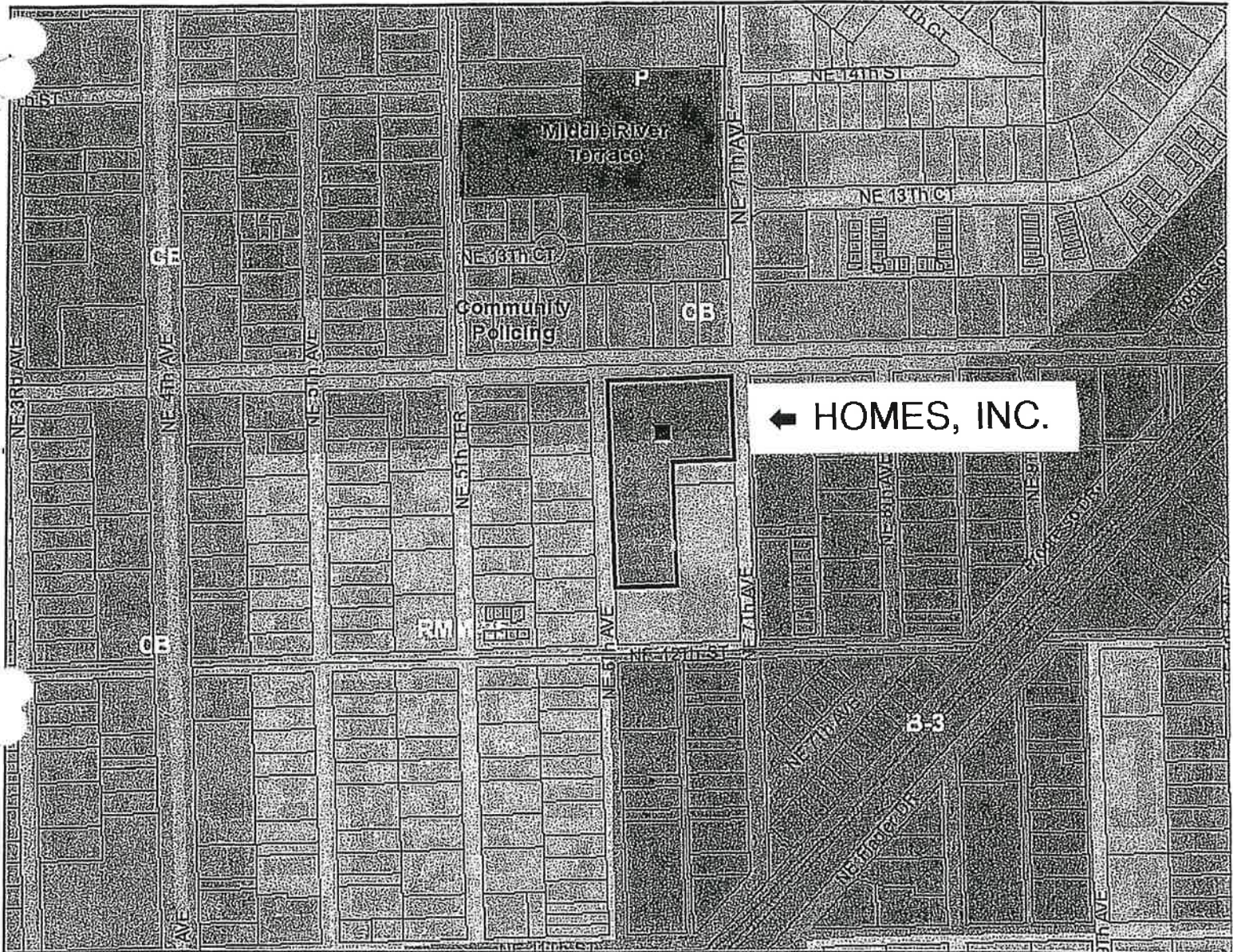

Juan Rojas, Director


Anthony Jackson, Director

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PROOF OF ZONING

690 NE 13 St- Zoning



April 21, 2015

Search result : Tax Parcels Search result : Tax Parcels

Override 1

Override 1



City of Fort Lauderdale

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BOARD OF DIRECTOR
RESOLUTION



BOARD RESOLUTION

I, Eric Servaites, Co-Chair of the Board of Directors of Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc., d/b/a H.O.M.E.S., Inc., a Florida not-for-profit corporation, do hereby certify that the following is a true and correct copy of a Resolution adopted by unanimous consent of the Board of Directors of the Corporation on February 13, 2018.

By consent of the quorum of the Board of Directors voting, the following Resolution was duly adopted, and the same has not in any way been modified or rescinded, but is in full force and effect and the said Directors of the Corporation have duly ratified and affirmed the same in the form hereinafter set forth:

The Board of Directors of H.O.M.E.S., Inc. hereby authorizes Linda Taylor as CEO to submit a grant application related to the City of Fort Lauderdale's Community Development Block Grant (CDBG), Community Based Development Organization (CBDO) application cycle for the Program Year 2018 – 2019.

The Grant application consists of Program services for Community Economic Development activities that increase jobs for low/mod residents of the designated NRSA neighborhood. This project is in keeping with the mission of H.O.M.E.S., Inc. and is greatly needed in the designated areas of Fort Lauderdale, the residents and businesses of which have been especially negatively impacted by recession.

It is further resolved that, in keeping with the long-established policy of the H.O.M.E.S., Inc. Board, the CEO, Linda Taylor, has the authority to sign/execute all documents and applications in connection with the above, on behalf of H.O.M.E.S., Inc.

IN WITNESS WHEREOF, the undersigned, as Co-Chairman of the Board of H.O.M.E.S., Inc., hereby attests to the foregoing Board action on this 13th day of February, 2018.



Eric Servaites, Board Co-Chair

(SEAL)

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PROOF OF ADDRESS

Prepared by and return to:

Craig Packer
Vice President
Firm Title Corporation
8751 W. Broward Blvd. #410
Plantation, FL 33324
954-236-0492
File Number: Hill-Fruchter
Will Call No.:

INSTR # 106180893
OR BK 42252 Pages 554 - 555
RECORDED 06/20/06 12:57:31
BROWARD COUNTY COMMISSION
DOC STMP-D: \$21700.00
DEPUTY CLERK 1034
#1, 2 Pages

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Warranty Deed

This Warranty Deed made this 25th day of May, 2006 between T. Hill and M. Fruchter Partnership, a Florida general partnership whose post office address is PO Box 2130, Fort Lauderdale, FL 33301, grantor, and Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc., a Florida not for profit corporation whose post office address is 3471 North Federal Hwy., Suite #611, Fort Lauderdale, FL 33306, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lots 1 through 8, inclusive, in Block 112, and Lots 30 through 48, inclusive, Less the North 15 feet of said Lot 48, in Block 112, and Lots 8, 9, 10 and 11, in Block 113, of Progresso, according to the map or plat thereof, recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, Less that part of said Lots 1 and 2, which was conveyed to the City of Fort Lauderdale by the Warranty Deed recorded in O.R. Book 3686, Page 615, Public Records of Broward County, Florida, described as follows:

Begin at the Northwest corner of said Lot 1; thence go Easterly along the North line thereof, 135 feet to the Northeast corner of Lot 1; thence Southerly along the East line of said line of said Lots 1 and 2, 34.99 feet to the tangent point of circular arc concave to the Southwest; thence Northwesterly along said arc having a radius of 20 feet and a central angle of 89° 58' an arc distance of 31.40 feet to a tangent point on a line 15 feet South of and parallel to the North line of Lot 1; thence Westerly along said parallel line, 115.01 feet to the West line of Lot 1; thence Northerly along said West line, 15 feet to the Point of Beginning. Said lands now lying, being and situate in Broward County, Florida.

Parcel Identification Numbers: 19234-03-14500, 19234-03-14600, 19234-03-16300, 19234-03-16400, 19234-03-16600, 19234-03-16800, 19234-03-17000, 19234-03-17200, 19234-03-17300, 19234-03-17400, 19234-03-17500, 19234-03-17600, 19234-07-17900, 19234-03-18100

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

DoubleTimes

land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Craig Packer
Witness Name: Craig Packer

Jeffrey C. Adcock
Witness Name: Jeffrey C. Adcock

T. Hill and M. Fruchter Partnership, a Florida general partnership

By: Theodore A. Hill
Theodore A. Hill, Partner

By: Michael D. Fruchter
Michael D. Fruchter, Partner

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 25th day of May, 2006 by Theodore A. Hill, Partner and Michael D. Fruchter, Partner on behalf of T. Hill and M. Fruchter Partnership, a Florida general partnership. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]

Craig Packer
Notary Public

Printed Name: _____

My Commission Expires: _____



CRAIG PACKER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD193084
EXPIRES 03/12/2007
BONDED THRU 1-888-NOTARY1

A 10

BOARD OF DIRECTORS



2018 Board of Directors

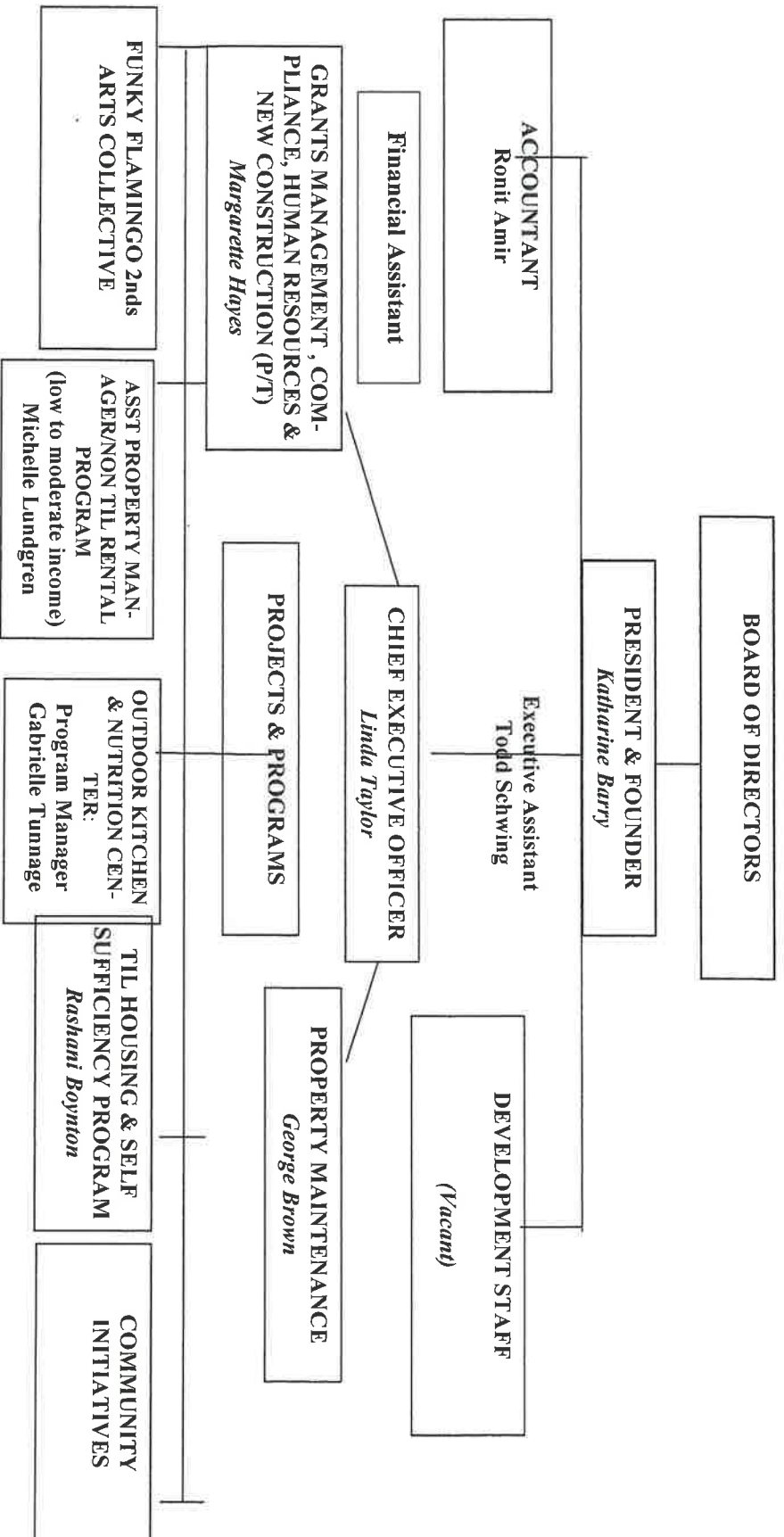
Name	Title	Board Member	Company/Address	Contact Info
Eric X. Servaies	Board Co-Chair/ <i>Finance</i> (Senior Officer of Institution Serving our Area)	Since 2011	Centennial Bank “formerly Stonegate Bank” Broward President & Executive Vice President 2101 W. Commercial Blvd., Suite 5000 Fort Lauderdale, FL 33309	Office: (954) 315-5506 eservaies@mv100bank.com
Brad Brewster	Board Co-Chair	Since 2011	Princeton Kitchen & Bath, Inc. Owner 4908 NW 101 ST Ave. Coral Springs, FL 33076	Office: (954) 344-9155 Cell: (954) 732-5414 brad@princetonkb.com
Patricia Bessemer	Board Vice-Chair/ <i>Finance</i>	Since 2016	BankUnited, Senior V.P. Banking Credit Officer 7765 NW 148 TH Street Miami Lakes, FL 33016	Office: (305) 231-6536 Cell: (786) 338-8846 pbessemer@bankunited.com
Katharine S. Barry	President / <i>Finance</i> (Representative of Low Income Residents)	Since 1998	H.O.M.E.S., Inc., President & Founder 690 NE 13 th St., Suite 101 Ft. Lauderdale, FL 33304	Office: (954) 563-5454 Cell: (954) 803-6464 kbarry@homesfl.org
Barbara Murtagh Nash	Director	Since 2014	Blue Sky Environments Interior Décor Owner & Interior Designer 13798 NW 4 TH Street, Ste. 308 Sunrise, FL 33325	Office: (954) 341-1401 ext. 217 bmurtaghnash@bseid.com lmorrison@bseid.com
Rick Asper	Director/ <i>Finance</i>	Since 2002	Aviation Professionals Group Chairman 3000 NE 30 TH Place, Ste. 107 Ft. Lauderdale, FL 33306	Office: (954) 763-4848 Cell: (954) 328-2149 ricka@aviation-professionals.com

Juan Rojas	Treasurer/ <i>Finance (Chair)</i> (Community Resident)	Since 2009	J. Rojas Consulting, LLC 2801 NE 10 th Terrace Wilton Manors, FL	Office: (786) 2 07-4752 Cell: (305) 613-1699 irojas@irojasconsulting.com
Marie McGinley	Director (Community Resident)	Since 2014	Family Success Office Administrative Manager Broward County Human Services 1517 N. Andrews Avenue Ft. Lauderdale, FL 33311	Cell: (954) 249-5753 MizMallow@aol.com
Alfonso Ugarte	Director	Since 2017	Es Solo Group V.P. of Global Marketing 500 E Broward Blvd, Suite 2400 Fort Lauderdale, FL 33394	Work: (954) 289-8050 Cell: (908) 432-1370 augarte@essolo.com augarte1@verizon.net
Ana Zamora	Director/ <i>Finance</i>	Since 2018	North Western Mutual 1200 N Federal Highway Suite 300 Boca Raton, FL 33432	Cell: (954) 394-7765 ana.zamora@nm.com
Andrew Wong	Director/ <i>Finance</i> (Community Resident)	Since 2018	Comerica Bank Sr. V.P., Group Manager Commercial Banking 1675 N. Military Trail, 6 th Floor Boca Raton, FL 33486	Office: (561) 961-6688 Cell: 954.295.7803 aawong@comerica.com
Paul Minoff	Director	Since 2018	Gray Robinson Law Firm Shareholder 401 East Las Olas Blvd., Suite 1000 Fort Lauderdale, Florida 33301	Office: (954) 761-8111 Cell: (954) 899-1474 Fax: (954) 761-8112 Paul.Minoff@gray-robinson.com

A 11

ORGANIZATIONAL CHART

H.O.M.E.S., Inc. Organizational Chart



A 12

RESUMES

LINDA TAYLOR
CHIEF EXECUTIVE OFFICER

Linda M. Taylor

2571 NW 15th Court, Fort Lauderdale, FL 33311
(954) 552-0225 cell
ltaylorconsult@gmail.com

OBJECTIVE

Consultant/full time contract position with foundation, private or public sector in Resource Business Development and Planning, economic or housing development.

SUMMARY OF QUALIFICATIONS

- Thirty (30) years' experience in providing direct service to consumers; Fifteen years' experience in affordable housing and economic development
- Proven ability in workshop facilitation, marketing and sales; utilizing effective development and management methods
- Strong organizational and supervisory skills; team leader/player in collaborative environments; experience working in multi-cultural settings
- Excellent oral and written communication skills with multi-media experience
- Computer proficient, Microsoft Office XP Professional (Windows XP) and the Internet

PROFESSIONAL ACCOMPLISHMENTS

Professional and Administrative

- Created social entrepreneurship project for nonprofit (Funky Flamingo Seconds)
- Managed \$1.5 million dollar organization as Chief Operation Officer; Responsible for daily activities of agency promoting affordable housing for low to moderate income persons
- Managed outreach activities for local Neighborhood Stabilization Programs for Non Profit facilitating 15 million in program funding
- Increased operational budget of Housing and Financial Literacy Programs via grants from public and private source
- Managed staff, agency partnerships, consultants, volunteers, and interns for program related activities
- Prepared loan packages for partner lenders and funding packages for Florida Housing Coalition subsidy assistance for buyers of Broward Affordable Neighborhood Development home purchases
- Developed and managed governmental, community and corporate relationship building in the area of affordable housing
- Created local government and community based collaborative partnerships
- Assisted in the acquisition of land for residential new construction scattered lot project

Communications

- Orchestrated collaborative effort of multi agency AFI grant application and day to day management of IDA program. Wrote press releases, handled advertising of program and public lottery process
- Coordinated outreach and intake of over 500 applicants for the two phases of the IDA program
- Managed distribution of thousands of newsletters and flyers chronicling community economic and housing development activities, events and successes

- Created Memorandum of Understandings (MOU) between local affiliate organizations and U.S. Department of Housing and Urban Development
- Coordinated Outreach activities for Neighborhood stabilization Program via BAND

Development

- Managed outreach, advertising and sales of single family home scattered lot project in Washington Park, Broward Estates and Hollywood (Broward County, FL)
- Prepared home owners for purchase, walk through, punch list, and post issue resolution between Urban League of Broward County the developer, the contractor and the buyer
- Acted as a liaison between the buyer, the contractor, the lender and the subsidy source

Grant Writing/Consulting

- Wrote applications and acquired funding from HUD, State of Florida, Broward County Community Development, John L. and James S. Knight Foundation, Consumer Action, City of Lauderhill, City of Fort Lauderdale and the U.S. Department of Children and Families, Jim Moran Foundation, BB&T Bank, TD Bank, Citibank, Community Foundation of Broward, local banks and others
- Outsourced the home buyer workshop to local municipalities creating a revenue stream for Urban League of Broward County

Program/Project Development

- Created Affordable, Supportive Housing Program for Youth aged out of Foster and Relative Care (2nd largest provider of beds for TIL youth in Broward County)
- Prepared guidelines for NSP, IDA, Home Ownership and Financial Literacy Program
- Tracked and reported program outcomes to funding sources
- Recruited trained and supervised staff
- Identified community need, created pipeline of buyers at varying stages of readiness
- Created educational and counseling program graduating nearly one thousand (1,000) families
- Directed IDA program activities targeting poverty level participants for economic development initiative focused on home ownership, entrepreneurial and educational goal setting

Training

- Facilitated monthly Financial Capability Training Classes for youth aged out of foster and relative care
- Facilitated "Train the Trainer" in the area of Financial Literacy for internal (staff) and more than twenty (20) external not-for-profit organizations
- Assisted National Black Caucus With Ownership Wealth Monthly forums on home ownership for potential buyers
- Facilitated Community Based Monthly meetings on Credit and Home Ownership to shelter residents

PROFESSIONAL EXPERIENCE

Chief Operation Officer	H.O.M.E.S. Inc.	2014 - present
Consultant	H.O.M.E.S. Inc.	2006 - 2014
	Piney Grove Boys Academy	2013 - present
	Liberia Economic Social Development	2010 - present
	Urban League of Broward	2006 - 2007
	Broward Alliance for Neighborhood	

	Development	2006 - present
	Habitat for Humanity of Broward	2012 - 2013
	The Shepherds Way	2007 - 2008
Team Leader	Urban League of Broward County, Inc.	1999 - 2006
Sales	Metropolitan Life Insurance Co.	1997 - 1999
Jr. Citi Executive	Citicorp	1993 - 1997

PROFESSIONAL CERTIFICATIONS

Bridges Out of Poverty	2014
Neighborworks National Foreclosure Mitigation Counseling	2012
Neighborworks Financial Capability	2012
Neighborworks Home Ownership Certification	2005 & 2003
Neighborworks Financial Literacy Certification	2005
Certified Financial Literacy Trainer Consumer Action	2002
Certified Financial Literacy Trainer University Of Chicago, Ext.	2003
Certified Housing Counselor, Florida Housing Coalition	1999
American Homeowners Educational Counseling Institute	2001
Mortgage Loan Origination Certificate Miami Dade Community	2001
Predatory Lending Awareness Training, United Way & FAU	2000 & 2002, respectively

RASHONI BOYNTON

**SELF SUFFICIENCY & SUPPORTIVE
HOUSING MANAGER**

RASHANI LYNN BOYNTON

rashaniboynton@hotmail.com

www.donnaelaine.org

<http://rashani.foliosnap.com>

Coral Springs Florida

954-557-6818p

Areas of professional expertise include:

Energetic

Results Oriented

Customer Focused

Detail Oriented

Solid Managerial Skills

Troubleshooter

Effective Communicator

Strong Public Speaker

Fund Raiser

CAREER HISTORY

SOS Children's Village, Coconut Creek, FL

June 2011 – Present

Transitional Independent Living Case Manager

October 2012 - Present

Responsible for the management and program development of the overall operations of the After Care Program by providing direction and support to children transitioning into the community from the Foster Care program. Provide support to the young adults by securing housing, employment and academic involvement.

- Partnered with local colleges and universities to provide assistance and information regarding college level courses
- Formed partnerships in the community to create mentorship programs and charity events to raise monies to support the efforts of the program
- Recruited speakers and volunteers to participate in Independent Living courses.
- Provide training to young adults regarding resume development, application process and interviewing skills.
- Conducted an in state and out of state clothes drive resulting in a wealth of clothes, shoes, coats, etc to give the young adults a professional look for a fresh start

Direct Care Staff

June 2011 – October 2012

Responsible for providing twenty-four (24) hour on-site care and supervision to children ages 5 – 17 with a history of abuse and neglect. Oversee medical appointments and create a healthy, loving home environment.

- Coordinate special events (i.e. Spa Day, Food & Clothing Drives)
- Winner of the on-site interior redecorating contest
- Improvement in student's social skills by infusing creativity and artistic communication via one-one and group interactions
- Implemented "quiet homework time" program which improved stats by 20%
- Raised over \$1,500 in donations

Promotions, Coconut Creek, FL September 2009 - Present

Independent Promotions Model/Manager

Responsible for managing and coordinating events in the surrounding area of Florida with a focus on product sampling, customer surveys, tradeshow, design work, branding and high profile celebrity studded events.

- Boys & Girl Club Silent Auction, Brand Ambassador
- Auto Show Ford Escape Display, Brand Ambassador
- Chevrolet Show, Brand Ambassador
- Planters Peanut, Brand Ambassador
- Chevy Sign & Drive, Brand Ambassador
- McDonald's Calle Ocho Display, Brand Ambassador
- Walgreen's Eucerin & Maybelline, Demonstration Specialist
- Boy Scouts of America, Lead Brand Ambassador
- Ford Panthers, Display Manager
- Ford Display Autism Walk Manager
- Volkswagen Brand Ambassador
- Apple Bottom Fragrance Model

FREELANCE PHOTOGRAPHER, DET., MI/FT. LAUDERDALE, FL SEPTEMBER 2009 - PRESENT

- Personal portrait work in studio and out of studio featuring celebrities, radio personalities and political figures.
- Head photographer for Fuzion Magazine Super Bowl XL

**ALTERNATIVES UNLIMITED ACADEMY, FT. LAUDERDALE, FL JANUARY 2008 – JUNE 2009
(SCHOOL CLOSED)**

Teacher

Responsible for instruction to students from ages 16-20 years old. Prepared lesson plans, worksheets, handouts and career development material.

- Coordinated/Managed student skill development and all special activities
- Coordinated a successful college career fair with 30 Colleges/Universities in attendance for over 100 students across twelve schools in the Broward County School District

**UNIVERSITY PREP ACADEMY, DETROIT, MI
(RELOCATED TO FLORIDA)**

SEPT 2006 – DEC 2007

Photography Instructor

Planned, evaluated and revised course content to address the needs of students of all levels. Taught the basic principles of photography to students grades K-5

**Norwegian Cruise Line, Honolulu, Hawaii
Youth Counselor (Seasonal)**

June 2007 – September 2007

**Substitute Teachers Unlimited, Sterling Hgts., MI
Teacher**

December 2005 – August 2006

EDUCATION

Master of Arts, University of Phoenix, Online Campus
2010 - Present
Major: Education

Bachelor of Science, Florida A & M University, Tallahassee, FL
Major: Photography/Graphic Communication
Magna Cum Laude

Florida Certification Elementary Education Grades K – 6
Florida Certification Journalism Grades 6 - 12

PROFESSIONAL MEMBERSHIPS

- Epsilon Pi Tau Fraternity & Alpha Kappa Mu Honor Society
- Entrepreneurial & Economics Team Leader (National Council of Negro Women)
- Addy Award Recipient – Best Picture 2003 Save a Life Campaign
- Donna Elaine Jewelry Designer

Computer Skills

- Microsoft Office Suite, Excel, PowerPoint, Outlook, Publications, QuickBooks Pro Ed., Active Inspire Promethean Board, Adobe Creative Suite (Photoshop, Illustrator), PC & Mac Operating Platform

References & Photos Available Upon Request

MICHELLE LUNDGREN
PROPERTY MANAGER & COMPLIANCE

Michelle Lundgren

michellerlundgren@outlook.com

Pompano Beach, FL 33060

954-708-0605

Administrative Assistant

"Proven track record for problem solving issues with staff and budgeting."

Professional with 10+ years in a non-profit Office and Property Management settings.

- Customer Database Management
- High Proficiency in Excel, Microsoft Suite
- Budgeting
- Enhancement of Customer Loyalty
- QuickBooks
- Strong Work Ethic / Attention to Detail

Professional Experience and Highlights

Career Source Broward, Pompano Beach, FL 33063, SNAP Orientation Assistant, Present

September 2015-

- Created new filing system for new program procedures.
- Post case notes to client files.
- Help administer SNAP Orientation by assisting clients navigate new system.
- Answer phone and in person questions about SNAP program for all new clients.
- Send out mailings for appointments for new clients.

The Poverello Center, Inc., Wilton Manors, FL 33305, Office Administrator, 2015

April 2008- July

- Analyzed, modified and improved usage of company's fundraising systems to retain customer/client database information accurately.
- Decreased expenditures on office supplies by 35% by utilizing all donated products and researching companies that provide discounts to non-profit companies.
- Edited all correspondence and newsletters so as to provide a professional front to all potential donors/customers. Trained all office employees and volunteers to do same.
- Designed and developed office forms for 4 offices to have uniformity in all customer/client/donor information.
- Programmed multi-functioned phone system and trained all new office staff and office volunteers its use.

Endicott Properties/DJK Properties, Pompano Beach, FL 33060, Office/Property Manager, January 2000-April 2008

- Developed and maintained all tenant files, conducted criminal background checks, leased and/or managed 800 units and developed all forms relating to tenants and vendors.
- Handled all bookkeeping by posting all collected rents and late payments and made all deposits.
- Responsible for developing vendor relationships, and payments for all services.
- Posted 3 Day, 7 Day and 15 day notices to all tenants late for rent and filed for eviction when necessary.

Education

Union College, Plainfield, NJ
PC Professor, Boca Raton, FL

1 year Computerized Accounting
Certificates in Excel, Quick Books and Power Point

RONIT AMIR-CAMPOS
ACCOUNTANT

Ronit Amir

Residential Construction Contractor - CAMPOS QUALITY SERVICES

Weston, FL 33327

ronitamir3_o9c@indeedemail.com - (954)804-5334

WORK EXPERIENCE

Residential Construction Contractor

CAMPOS QUALITY SERVICES - Weston, FL - 2008 - Present

Accountant

- Orchestrates overall accounting operations for this construction company.
- Daily entry of financial transactions A/R, A/P and General Ledger using QuickBooks.
- Payroll preparation including filing of IRS forms 941, 940; Florida RT-6; W2s as well as calculating pay and personnel record keeping.
- Preparation of annual 1099s for subcontractors and service providers.
- Timely executing bank reconciliation of multiple bank accounts.
- Preparation of financial reports monthly, quarterly and yearly.
- Successfully preparing financial reports for insurance audits.
- Filing of monthly Sales tax reports to the state.
- Responsible for company's purchases and supply orders
- Filing year end Corp taxes utilizing TurboTax
- Constantly recommending operational changes to reduce expenses and improve efficiency
- Performance of all functions of an Executive Assistant.

Accountant

ADVERTISING PRODUCTS CORP - Weston, FL - 2003 - 2008

Weston, FL 2003-2008

Advertising Company specializes in promotional products

Accountant

- Oversaw all aspects of accounts and office management
- Successfully implemented a simplified reporting system to management by customizing general ledger reports to fit to their needs using QuickBooks.
- Executed, on a timely manner, year-end reports to CPAs and filed monthly sales tax reports.
- Issued customer invoices and bill payment checks on a weekly basis.
- Managed inventory of promotional products.

908 Marina Drive

Weston, FL 33327 e-mail: ronit.campos@gmail.com Cell: (954) 804-5334

Controller

DATAPULSE CORP - Fort Lee, NJ - 1994 - 2003

- Coordinated all accounting and financial activities of this 4-million-dollar gross income corp.
- Prepared customized month end reports, quarterly and yearly reports for management as well as G/L and budget analysis.
- Entered journal entries, performed general ledger reconciliations

- Generated bi-monthly payroll to 20+ employees, utilizing ADP, in an accurate and timely fashion.
- Monitored all travel related expense reports and processed reimbursement requests.
- Streamlined invoicing and billing activities.
- Recommended operational changes to reduce expenses and improve efficiency and profitability.
- Worked collaboratively with CPAs on annual audit issues.
- Earned reputation as being the first to arrive and last to leave, especially when facing critical projects and deadlines

EDUCATION

BA in Finance and Economics- accounting minor

Baruch College NYC

GEORGE BROWN
FACILITIES MANAGER

GEORGE BROWN

1233 Northeast 7 Avenue
Fort Lauderdale, Florida 33304
954-394-4590 HOME
754-366-9928 CELL
adjutantbrown@yahoo.com

Abilities:

- Work well in a high pressure environment
- Well-organized and efficient
- Skilled at organizing complex projects, identifying project priorities, and delegating tasks.
- Self-starter, goal-oriented strategist whose confidence, perseverance and vision promote success

Experience:

H.O.M.E.S., Inc.

Ft. Lauderdale

2009 to Present

Responsibilities: Facilities manager for approximately 30 properties; interior- painting; hanging drywall; minor electrical and plumbing; general repairs; exterior-painting; grounds keeping; maintenance and handyman repairs, young men mentor coach.

T & G Enterprise

Lauderhill

1995 - Present

Owner operator responsible for purchasing building and maintenance supplies, machinery, equipment and furniture; executing daily operations of keeping school bath and class rooms clean; cultivate lawns using power aerator, and chemicals according to specifications; cleaned, waxed and polished floors by hand and machine; removed dirt and blemishes from floors using various cleaning solvents and compounds, according to composition of floors.

Adecco

Ft. Lauderdale

2006 to 2009

Responsibilities: Driver/General Laborer loading and unloading materials, parts and products onto and from pallets, skids, conveyors, trucks, manually or utilizing hoist; delivered metal parts and stock to designated work sites for machining, using electric pallet mover, hoist and overhead crane.

Snelling Personnel Services/ Sears Remodeling Team

Ft. Lauderdale

2000 to 2005

Responsibilities: Supervisor; executed daily operations of sub-contractors and general laborers; supervised employees, scheduled work hours, resolved conflicts, and negotiated salaries; structured and maintained a safe and inclusive work place; successfully handled the renovations of more than eight (8) sears stores.

Atrium Personnel Services/ Motorola

Ft. Lauderdale

1996 to 2000

Responsibilities: Line worker/ Assembly technician; established and adjusted work procedures to meet production schedules, using the capacity of machines and equipment; analyzed and resolved work problems and assisted workers in solving work problems; successfully performed SMT soldering and software installation Microsoft Office, Windows XP. Nominated and awarded 3 times employee of the month and once employee of the year.

**Sheraton Yankee Clipper Hotel
Ft. Lauderdale**

1992 to 1996

Responsibilities: Housekeeping office manager; facilities and room Inspector; Order supplies from vendors

**Best Western Beachcomber Hotel
Pompano Beach**

1986 to 1992

Responsibilities: Head houseman; assistant bellman; executive housekeeper; greeting and checking guest into hotel rooms; inspect rooms before guest arrival; order supplies from vendors; supervise staff of 35 men and women.

Education

C.C. Sweeting High School
Nassau, Bahamas
Diploma

1978

Volunteer

Men's Mentoring Program for aged out foster kids
Boys Scouts
Minister
National Armor Bearer for World Wide Church of God in Christ

BONNYE DEESE

GRANTS & NEW CONSTRUCTION

BONNYE E. DEESE

465 NW 210th Street, Unit 205 * Miami, Florida 33169 * (305) 746-6094 * bonnyedeese@gmail.com

SUMMARY OF QUALIFICATIONS

- ❖ Excellent oral and written communication skills, (i.e. grant writing, community outreach, public speaking)
- ❖ Proven ability to develop new and maintain existing public/private partnerships
- ❖ Proven ability to develop new and enhance existing programs
- ❖ Strong knowledge homeownership counseling & education, financial literacy and mortgage lending
- ❖ Over 15 years of experience in training and development
- ❖ Proven excellence in program participant and volunteer recruitment

RELEVANT PROFESSIONAL EXPERIENCE

September 2012 – Present: Broward Alliance for Neighborhood Development

Executive Director

- ❖ Oversee the daily operations of non-profit community development and member services organization
- ❖ Ensure compliance of multi-million dollar contracts with various local and federally funded affordable housing development projects (NSP, HOME, CHDO, CDBG, SHIP, Surtax)
- ❖ Direct the long-ranged strategic planning to foster organizational growth & sustainability
- ❖ Nurture existing and develop new funder relationships
- ❖ Write and/or support grant writer in responding to agency grant proposals

September 2003 – August 2012: Opa-Locka Community Development Corporation

Housing and Financial Services Director

Interim Loan Fund Manager

Senior Housing Counselor

- ❖ Coordinated development services for the Housing and Financial Services Center
- ❖ Coordinated and facilitate homebuyer and financial education training
- ❖ Provided one on one pre-purchase counseling to first-time homebuyers
- ❖ Coordinated the implementation and monitoring of strategic business plan
- ❖ Oversaw the marketing of loan products and development services
- ❖ Coordinated the integration of new management information systems
- ❖ Participated in fundraising activities
- ❖ Conducted internal audit and review of Housing and Financial Services Center's client records
- ❖ Prepared reports for Federal, State, local governmental and private foundation funders
- ❖ Developed collaboration agreements with local businesses, banks, credit unions and other community-based organizations
- ❖ Provided loan underwriting services
- ❖ Monitored loan closing and post-closing activities
- ❖ Operated as staff liaison to the Loan Committee
- ❖ Supervised Housing and Financial Services staff

Board Affiliations

Florida Alliance of Community Development Corporations

Vice Chairperson; Strategic Planning Committee Chairperson

Southeast Florida Community Development Fund

Board Member

South Florida Regional Planning Council Revolving Loan Fund Loan Administration Board

Board Member

EDUCATION

University of South Florida Institute of Government
Miami Dade College
Florida A & M University
Seminole Community College
National Development Council
NeighborWorks Training Institute

Department of Housing and Urban Development
Federal Deposit Insurance Corporation
Freddie Mac

Community Real Estate Development
Management and Supervision
Psychology/Criminal Justice
Liberal Arts
Rental Housing Development Finance
Housing Counseling Certification
Advanced Residential Lending
Loan Servicing and Collections
Basic Loss Mitigation
Money Smart
Credit Smart

Honors

2015 Leadership Institute Fellow

Center for American Progress
Washington, DC

LICENSES/CERTIFICATIONS

Certified Housing Counselor

NeighborWorks (2015)

A 13

N/A

A 14

FUNDING COMMITMENT

TIL FUNDING COMMITMENT: CHILDREN'S SERVICES COUNCIL OF BROWARD COUNTY

**CHILDREN'S
SERVICES COUNCIL MEMBERS:**

*Beam Furr, Chair
Broward County Commission*

*Cathy Donnelly, Vice Chair
Governor Appointee*

*Tom Powers, Secretary
Governor Appointee*

*Emilio Benitez, Immediate Past Chair
Governor Appointee*

*Robin Bartleman
Board Member
Broward County Public Schools*

*Silvia Beebe
Circuit Community Development
Administrator
Department of Children & Families*

*Hon. Michael J. Orlando
Judicial Member*

*Robert W. Runcie
Superintendent
Broward County Public Schools*

*Maria M. Schneider
Governor Appointee*

*Dr. Paula Thaqi
Director
Broward County Health Department*

*Ana M. Valladares
Governor Appointee*

STAFF

*Cindy J. Arenberg Seltzer
President/CEO*

LEGAL COUNSEL

John Milledge

Garry Johnson

October 30, 2017

Linda Taylor
Interim CEO
H.O.M.E.S., Inc.,
690 NE 13th Street, Suite 101
Fort Lauderdale, FL 33304

Dear Ms Taylor:

Please find attached two (2) sets of the contract (#16-6270) for your H.O.M.E.S., Inc., TIL Employability Skills Training program. Please sign, notarize, and return both copies to us for final execution. Upon execution, one copy will be sent to you.


This contract is for the period of October 1, 2017 - September 30, 2018. The contract amounts are in accordance with the negotiated final budget for FY 17/18.

If you need any additional information please do not hesitate to call me at (954) 377-1000.

Sincerely,




Jennifer Wennberg, LMHC
Programs Manager



Dion Smith, B.A.

Assistant Director of Program Services



Nancy Cohn, M. Ed.
Director of Program Services

Attachment

AGREEMENT

between

Children's Services Council of Broward County

and

**Housing Opportunities, Mortgage Assistance, & Effective Neighborhood
Solutions, Inc., d/b/a H.O.M.E.S., Inc.**

for

HOMES, Inc. TIL Internship Program
PROGRAM

16-6270
CONTRACT NUMBER

This Agreement, entered into this 1st day of October, 2017, by and between the CHILDREN'S SERVICES COUNCIL OF BROWARD COUNTY, an independent special tax district of the State of Florida, hereinafter referred to as "CSC," and Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc., d/b/a H.O.M.E.S., Inc., a not for profit Florida corporation, hereinafter referred to as "PROVIDER."

WHEREAS, this Agreement will enable PROVIDER to provide services, not otherwise funded by any other public funding source; and WHEREAS, funding given to PROVIDER has been found and declared to be for a public purpose.

NOW, THEREFORE, the parties agree as follows:

I. TERMS OF AGREEMENT

The term of this agreement shall be for the period of **October 1, 2017, through September 30, 2018**. The Agreement may be renewed for additional periods at the end of the term at the sole option of the CSC.

In the event that the CSC does not exercise a Renewal Option Period as stated above, the CSC may extend the existing Agreement for a period not to exceed nine (9) months. Such extensions shall be exercised at the sole discretion of the CSC in a written Amendment to the Agreement, changing the end date of the Agreement. The Amendment for extension shall be duly executed by the CSC. At the sole discretion of the CSC President/CEO, the CSC President/CEO may extend the expiration date of the term of this Agreement up to three (3) months upon written notice to PROVIDER.

PROVIDER understands and acknowledges that the funding will only be for the Agreement Term stated herein. This Agreement is renewable at the sole discretion of the CSC, contingent upon but not limited to the following:

- A. Continued demonstrated and documented need for the services or priority area of funding;

- B. Satisfactory program performance by PROVIDER; and
- C. The availability of funds from CSC. In accordance with Chapter 2000-461 of the Laws of the State of Florida, the CSC is prohibited from creating obligations in anticipation of budgeted revenues from one fiscal year to another without year to year extension provisions in the agreements. It is necessary that fiscal funding out provisions be included in all proposals in which the terms are for periods longer than one (1) year. Therefore, the following funding out provisions are an integral part of this Agreement and must be agreed to by the PROVIDER:
- The CSC may, during the contract period, terminate or discontinue the services covered in this proposal at the end of CSC'S then current fiscal year upon forty-five (45) days prior written notice to the successful proposer. Such prior written notice will state that the lack of appropriated funds is the reason for termination.
- This written notification will thereafter release CSC of all further obligations in any way related to the services covered herein. The Funding Out statement must be included as part of any agreement. No agreement will be considered that does not include this provision for "funding out".
- D. This Agreement may be terminated with cause or without cause in accordance with the provisions contained in Section VI of this Agreement.

II. SCOPE OF WORK

- A. PROVIDER agrees to provide the services and meet the performance measures set forth in Exhibit A, Scope of Work.
- B. PROVIDER agrees to attend seminars and/or training sessions as requested by CSC staff.
- C. PROVIDER agrees to comply with the Monitoring/Reporting Requirements specified in Section V of this Agreement.
- D. Background Screening: All staff working in the program must comply with Level 2 background screening and fingerprinting requirements in accordance with DCF screening requirements and all applicable federal, state, county, city, and other government agency background screening requirements.

III. ORDER OF PRECEDENCE

The Bid Solicitation and PROVIDER Proposal Response are hereby incorporated by reference as a part of this Agreement in the following Order of Precedence: Executed Contract, Bid Solicitation Requirements, PROVIDER Application for Funding.

IV. FUNDING AND METHOD OF PAYMENT

- A. The annual maximum amount payable by CSC to PROVIDER for FY 17/18 shall be \$100,000.00 ("Contract Amount").
- B. The PROVIDER agrees to provide a required cash leverage in the amount of \$175,000.00 (Exhibit C: Leverage Confirmation) from the City of Fort Lauderdale for

the period of October 1, 2017 through September 30, 2018, in accordance with the requirements specified in the application for Leverage Funding, hereby incorporated by reference. The total amount of leverage funding must represent 35% or more of the total program budget.

- C. The CSC agrees to pay for units of service or other deliverables actually provided, invoiced and documented as specified in Exhibit A, Scope of Work. An original invoice, in the format prescribed by the CSC, is due on or before the tenth (10th) day of the month following the month in which services were rendered. CSC agrees to reimburse PROVIDER on a monthly billing basis.

In order to be deemed proper as defined by the Florida Prompt Payment Act, all invoices must comply with the requirements set forth in this Agreement and must be submitted on the forms as prescribed by CSC. Invoices and/or documentation returned to PROVIDER for corrections may be cause for delay in receipt of payment. Late submission may result in delay in receipt of payment. CSC shall pay PROVIDER within thirty (30) calendar days of receipt of PROVIDER'S properly submitted invoice.

- D. The PROVIDER shall submit the invoice for the end of the CSC'S fiscal year, for payment to the CSC no more than fifteen (15) days after the last day of the month the contract is terminated. If the PROVIDER fails to do so, all rights to payment are forfeited and the CSC will not honor any requests submitted after the aforesaid time period. Any payment due under the terms of this contract may be withheld until all reports due from the PROVIDER are received by the CSC and any necessary adjustments thereto have been approved by the CSC.
- E. In the event this Agreement provides for more than one service or program, the CSC Programs Manager may shift funding between services and/or program(s) components, at any time, upon written notice to PROVIDER; however, the Programs Manager may not increase funding in excess of the Contract Amount and the total of these adjustments shall not exceed twenty percent (20%) of the total Contract Amount.
- F. Submission of accurate, timely documentation and other requested information as required by CSC shall be considered a factor in evaluating future funding requests. Invoices and/or documentation returned to PROVIDER for corrections may not be considered as submitted and shall be cause for delay in receipt of reimbursement.
- G. **PROVIDER attests to CSC that no other reimbursement is available or used for invoiced services unless expressly authorized by CSC.** This Agreement specifically excludes Medicaid covered services provided to Medicaid certified clients. PROVIDER shall bill and pursue collection of third party and client payments (where applicable) for services rendered under this Agreement. In the event CSC pays PROVIDER for a service that later becomes eligible for Medicaid or other third party coverage, then PROVIDER agrees to deduct the amount paid by CSC on its next invoice. In the event the PROVIDER has submitted a final invoice, PROVIDER shall reimburse CSC in the amount received by Medicaid or other third party payor within (30) days of receipt of that Medicaid payment. Additionally, the PROVIDER must note in the client file the date when clients become eligible for Medicaid or other third party payor. PROVIDER shall keep accurate and complete records of any fees

collected, reimbursement, or compensation of any kind received from any client or other third party, for any service covered by this Agreement, and shall make all such records available to CSC upon request. PROVIDER shall report such fees; reimbursement, compensation or funding to CSC for such payments received which will be deducted from PROVIDER's invoices.

- H. No capital equipment shall be purchased under this Agreement. Capital equipment is defined by the Florida Statutes, Chapter 274, as items with a value greater than \$1000 which have a life expectancy of more than one year.
- I. PROVIDER shall submit a W-9 IRS form providing the name, address and Federal I.D. Number of the official payee to whom payment shall be made.
- J. It is PROVIDER'S responsibility to advise the CSC Programs Manager, in writing, of changes in name, address and/or telephone number.

V. MONITORING, REQUIRED RECORDS AND REPORTS

A. MONITORING:

PROVIDER agrees:

1. To assign appropriate staff as necessary to attend meetings with CSC staff to discuss issues and recommendations concerning quality of service; service delivery systems, coordination of services, consumer satisfaction, records maintenance, and funding maximization, etc.
2. To provide full access at administrative and service delivery sites to CSC during all announced and unannounced visits, for the purpose of examination of records and data covered by this Agreement as well as observation of service delivery, and consumer/PROVIDER staff interaction. CSC and PROVIDER shall maintain the confidentiality of Client services and records in full accordance with any federal or state laws or federal regulations mandating such confidentiality.
3. To make all records and files pertaining to Clients subject at all times to inspection, review and/or audit by CSC.
4. That, if documentation is not readily available, then payments may be suspended until such time as PROVIDER has rescheduled another monitoring appointment to occur within thirty (30) days.
5. To respond to any monitoring findings within the time frame specified therein, that back-up documentation to be used to support the billings and outcomes provided shall be approved in writing by CSC staff.
6. That, findings of monitoring reports, responsiveness to corrective action, and all the performance requirements of this Agreement and timeliness of requested information shall be considered factors in evaluating future funding requests.

7. To provide CSC access to records and client files developed relevant to this Agreement regarding assessment of Performance Measures beyond the expiration of this Agreement, as applicable.
8. Any monitoring reports, evaluation reports and/or accreditation reports from other agencies or funding sources for similar services provided shall be submitted to CSC within thirty (30) days of receipt. Such reports shall be sent to the CSC Programs Manager.

B. REPORTS:

PROVIDER agrees:

1. PROVIDER agrees to comply and participate in any data collection as required by the CSC. In the event that the PROVIDER is approached by a third party to participate in a program evaluation study of a CSC funded program, PROVIDER agrees to submit the request to CSC and obtain prior approval from CSC. If approved, PROVIDER agrees to furnish CSC with any and all related program evaluation reports.
2. Also, PROVIDER agrees to furnish CSC with any and all reports required in this Agreement within the accompanying time requirements as noted.
3. In the event services similar or identical to those covered under this agreement are purchased and/or subsidized in whole or in part by another public or private funding source, notice of funding specifics shall be submitted to the CSC Programs Manager.
4. Statistical Demographic Report: The PROVIDER agrees to maintain and report monthly (where applicable) information on client demographics which includes last four digits of social security number, Broward County Schools student identification, age, gender, race, cultural influence, language spoken at home, country of birth, parental marital status, education levels and status in SAMIS or other format provided by, or approved in writing by, the CSC. PROVIDER agrees to track overall Client household income, other benefits received, types of services provided, and other information as required by the CSC.
5. Client Satisfaction Surveys: The PROVIDER agrees to furnish the CSC with compiled results of any and all Client Satisfaction Surveys administered by the PROVIDER. Survey reports shall include the total number of surveys administered/mailed and the total number of surveys completed/returned. Upon CSC request, PROVIDER shall submit raw data from all administered Client Satisfaction Surveys.

The CSC may, at its discretion, administer or require the PROVIDER to administer Client Satisfaction Surveys, as deemed necessary. PROVIDER shall provide necessary client information and facilitate the administration of client satisfaction surveys, as directed by the CSC.

6. Client Performance Measure Data Reporting: The PROVIDER shall submit Client Performance Measure data, in the format provided by the CSC, within time frames specified by the CSC. The PROVIDER shall also report any barriers experienced in performance measurement achievement. The report should also include any noteworthy activities that have occurred during the term of this Agreement and such other information as requested.
7. Actual Expenditure Report: The PROVIDER shall submit to the CSC an Actual Expenditure Report which reports by line item actual expenditures incurred in the performance of this contract. The report shall be submitted in a format to be provided by the CSC. Such expenditure information will be used to compile historical unit cost data and to analyze appropriate funding levels. Significant discrepancies between budgeted and actual costs may result in recoupment of funds. A final Actual Expenditure Report shall be submitted through SAMIS by the PROVIDER within sixty (60) days after the end of the contract.

C. OTHER REQUIREMENTS:

1. INTERNAL DOCUMENTATION

PROVIDER agrees to maintain the following, as applicable: (1) Personnel files including hiring records, job descriptions, policies, evaluation procedures, and background screening results, (2) Authorized time sheets, records, and attendance sheets, (3) Daily activity log and monthly calendar, (4) Signature of person at sites authorizing presentations, (5) Training modules, (6) Pre and post session questionnaires, (7) Client information release form, (8) Community Resource Inventory Organizational Profile update, (9) Emergency Disaster Plan and (10) Such other information as requested by CSC.

2. UNITS OF SERVICE

PROVIDER shall document and maintain permanent client records that reflect individual beginning and ending service times, dates of service and nature of service for all units of service provided under this Agreement.

3. TRACKING SYSTEM REQUIREMENTS

PROVIDER shall comply with the CSC'S Services and Activities Management Information System (SAMIS), as applicable, identifying all Clients referred to and from the program(s) funded under this Agreement. This shall include, but not be limited to, client information related to client demographics, and identification, referral sources, performance measurement data, service provision data and fiscal activities for all programs funded under this agreement.

4. PRO CHILDREN ACT COMPLIANCE

The PROVIDER shall comply with Public Law 103227 Part C Environmental Tobacco Smoke, also known as the Pro Children Act of 1994, which requires that smoking not be permitted in any portion of any indoor area routinely used or leased or contracted for by an entity and used routinely or regularly for provision of health, day care, education or library programs either directly or through State

or local governments, by Federal grant, contract loan, or loan guarantee. The law does not apply to children's services provided in the private residences, facilities funded solely by Medicare or Medicaid funds, and portions of facilities used for inpatient drug or alcohol treatment. Failure to comply with the provisions of the law may result in the imposition of a civil monetary penalty of up to \$ 1,000 per day and/or the imposition of an administrative compliance order on the responsible entity.

5. REVENUE MAXIMIZATION DOCUMENTATION

PROVIDER agrees to comply with any and all reporting and documentation requirements necessary for eligibility for Federal, State and other match funding opportunities to CSC for services provided under this Agreement, e.g., Title IV-E of the Social Security Act, Temporary Assistance for Needy Families (TANF) Block Grant, Medicaid Targeted Case Management, etc.

The PROVIDER shall complete all necessary and appropriate forms for all clients served under this Agreement. This data will be used by the CSC in federal funding revenue maximization efforts. All eligibility information shall be reported to the CSC quarterly, unless otherwise specified by the CSC, and copies of all eligibility forms shall be retained in the individual client/family case files and available for unannounced review by the CSC. Such eligibility information shall not be used as a determination of client eligibility for program services funded under this Agreement.

VI. TERMINATION OF AGREEMENT AND NOTICE

- A. It is the intent of the CSC to assure consistent and orderly delivery of children's services. It is the further intent of the CSC to terminate Agreements only in those situations where such action is essential for the protection of its interest and the interests of children, as determined by the CSC.
- B. This Agreement may be terminated by the PROVIDER without cause upon no less than forty-five (45) days written notice. Said notice shall be delivered by certified mail, return receipt requested, or in person with proof of delivery.
- C. This Agreement may be terminated by the CSC without cause upon no less than forty-five (45) days written notice. Said notice shall be delivered by certified mail, return receipt requested, or in person with proof of delivery.
- D. In the event that funds needed to finance this Agreement become unavailable, the CSC may terminate the contract upon no less than twenty-four (24) hours notice in writing to the PROVIDER. Said notice shall be delivered by certified mail, return receipt requested, or in person with proof of delivery. The CSC shall endeavor, whenever possible and consistent with its legal obligations and principles of prudent management to provide 30 days notice for Termination for Lack of Funds. The CSC shall be the final authority as to the availability of funds and extension of notice beyond the minimum time herein stated.
- E. In addition to the rights set forth in sub paragraphs C and D above, this Agreement may be terminated by the CSC with cause upon no less than twenty-four (24) hours

written notice. Said notice shall be delivered by certified mail, return receipt requested, or in person with proof of delivery. The CSC at its discretion may waive any breach by the PROVIDER in writing, but such waiver shall not constitute a waiver of any further breaches, including breaches of the same type.

F. The above provision shall not limit the CSC'S right to remedies at law or to damages.

VII. AUDIT RIGHT AND RETENTION OF RECORDS

CSC shall have the right to audit the books, records, and accounts of PROVIDER that are related to the Scope of Work under this Agreement. PROVIDER shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to the Scope of Work under this Agreement. As defined in the Florida Single Audit Act, the PROVIDER agrees to allow the CSC, the comptroller, the Auditor General or other auditing body access to its records as required by Florida Statutes 215.97, Florida Single Audit Act.

PROVIDER shall preserve and make available, at reasonable times for examination and audit by CSC, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for the required retention period of the Florida Public Records Act (Chapter 119, Florida Statutes), if applicable, or, if the Florida Public Records Act is not applicable, for a minimum period of the Agreement Term of this Agreement and for five (5) years after termination of this Agreement. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or five (5) years, whichever is longer, the books, records, and accounts shall be retained until resolution of the audit findings. If the Florida Public Records Act is determined by CSC to be applicable to PROVIDER'S records, PROVIDER shall comply with all requirements thereof; however, no confidentiality or non-disclosure requirement of either federal or state law shall be violated by PROVIDER. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for CSC'S disallowance and recovery of any payment upon such entry.

VIII. PUBLIC RECORDS LAW COMPLIANCE

CSC is a public agency in Florida and as such, PROVIDER's records pertaining to this Agreement are subject to the Public Records Laws of Florida (Florida Statutes, Chapter 119). PROVIDER is required to, and does hereby agree to, comply with all applicable public records laws, including, without limitation:

- A. PROVIDER will keep and maintain public records required by CSC to perform the service hereunder;
- B. Upon request from CSC's custodian of public records, PROVIDER will provide CSC with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes Chapter 119 or as otherwise provided by law.
- C. PROVIDER will ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if PROVIDER does not transfer the records to CSC.
- D. Upon completion of the Agreement, PROVIDER will transfer, at no cost, to CSC all

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public records in possession of PROVIDER or keep and maintain public records required by CSC to perform the service. If PROVIDER transfers all public records to CSC upon completion of the Agreement, PROVIDER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PROVIDER keeps and maintains public records upon completion of the Agreement, PROVIDER shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to CSC, upon request from CSC's custodian of public records, in a format that is compatible with the information technology systems of CSC.

IF PROVIDER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PROVIDER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CSC CUSTODIAN OF PUBLIC RECORDS AT (954) 377-1000; records@cscbroward.org; 6600 WEST COMMERCIAL BLVD., LAUDERHILL, FL 33319

IX. OWNERSHIP OF DOCUMENTS

Any and all reports, photographs, surveys, studies, films, books, tapes, recordings, curricula, statistical compilations, materials, presentations, media materials, pamphlets, flyers, software and any other data and documents provided or created in connection with this Agreement (herein referred to as "Documents") are and shall remain the property of CSC. Upon termination of this Agreement, all documents prepared by PROVIDER, whether finished or unfinished, shall become the property of CSC and shall be delivered by PROVIDER to the CSC, at CSC request, within seven (7) days of termination of this Agreement by either party. Any compensation due to PROVIDER shall be withheld until all documents are received as provided herein. PROVIDER nor its officials, agents or employees shall cause the copyright or trademark of any Documents (as defined herein) that are provided or created in connection with this Agreement without the prior written approval of CSC, in its sole discretion.

X. INDEPENDENT CONTRACTOR

PROVIDER is an independent contractor under this Agreement. Services provided by PROVIDER shall be by employees of PROVIDER and subject to supervision by PROVIDER, and not as officers, employees, or agents of the CSC. Employee compensation, personnel policies, tax responsibilities, social security and health insurance, employee benefits, travel, per diem policies and other similar administrative procedures applicable to services rendered under this Agreement shall be those of PROVIDER.

XI. SUBCONTRACTING

PROVIDER shall not assign the responsibility of this Agreement to another party or subcontract for any of the work contemplated under this Agreement, without prior written approval of the CSC Programs Manager. No such approval by the CSC Programs Manager shall be deemed in any event or in any manner to provide for the incurrence of any obligation by the CSC in addition to the total dollar amount stated in this Agreement. All such assignments or subcontracts shall be subject to the conditions of this Agreement and to any conditions of approval that the CSC shall deem necessary.

XII. FINANCIAL STATEMENTS

- A. Within 120 days of the close of its fiscal year, PROVIDER agrees to submit to the CSC a certified independent fiscal audit of all its corporate activities and any accompanying management report(s) issued in conjunction with the audited financial statements. This audit shall be conducted in accordance with auditing standards generally accepted in the United States of America (GAAS). If PROVIDER is subject to an audit under the guidelines consistent with: 1.) Government Auditing Standards (GAS), issued by the Comptroller General of the United States; 2.) Office of Management and Budget (OMB) "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards ("Uniform Guidelines"); or 3.) The Florida Single Audit Act, Florida Statutes 215.97, and rules of the Auditor General of Florida, then a single bound report is to be provided to the CSC. Audit extensions may be granted in writing by the CSC Programs Manager upon receipt in writing of such request with appropriate justification by the PROVIDER.
- B. Supplanting: The PROVIDER shall not use funds provided by the CSC to replace funds from other funding sources.

XIII. BOARD MEMBERS AND MEETINGS

Within 30 days of the effective date of this Agreement, PROVIDER will submit to the CSC a calendar of its scheduled Board meetings for the current fiscal year and an updated list of Board Members.

XIV. PUBLICIZING CSC SUPPORT

PROVIDER shall identify the CSC'S support on its letterhead, agency newsletter, annual reports and any other printed materials, display CSC support through banners and flyers and utilize every reasonable opportunity to publicize the funding received from the CSC. CSC agrees to provide PROVIDER with a camera-ready logo for such use.

XV. PUBLICATIONS

PROVIDER agrees to supply the CSC, without charge, up to three (3) copies of any publication developed in connection with implementation of programs addressed by this Agreement. Such publications will state that the program is supported by the CSC. PROVIDER agrees that the CSC will have unlimited use of copyrighted materials developed under this Agreement.

XVI. CONFIDENTIAL INFORMATION

The PROVIDER, its agents, employees or subgrantees will not use or disclose any information concerning a recipient of services under this contract for any purpose not in conformity with state statutes and any applicable federal regulations (45 CFR, Part 205.50) except upon written consent of the recipient, or his/her responsible parent or guardian when authorized by law.

Written Statement of Purpose(s) for Collection of Social Security Numbers:

In accordance with Florida Law, PROVIDERS shall inform all CSC funded program participants and their parents/guardians, in writing, of the purpose(s) for which CSC collects and uses partial social security numbers (last four digits) from its participants and the parents/guardians of such

participants. CSC-funded programs shall provide all individuals from whom it collects a partial social security numbers with a copy of a written statement that includes the following:

"The Children's Services Council of Broward County ("CSC") collects and uses partial social security numbers (last four digits) of participants of CSC-funded programs and the parents/guardians of such participants so that CSC may collect and use data from other agencies for comparison purposes in order for CSC to track and measure the impact of CSC-funded programs and services and to assist CSC with maintaining and improving successful programs and services. All individual information will be safeguarded and will not be disclosed. CSC's collection of the partial social security numbers from its participants and the parents/guardians of such participants is imperative for the performance of CSC's duties and responsibilities as prescribed by law. The partial social security numbers collected by CSC shall not be used by CSC for any purpose other than the purpose provided in this written statement."

XVII. NOTIFICATION FOR USE OF PARTICIPANT DATA

PROVIDER agrees to inform recipients of services of myriad uses of data by the CSC.

Written Statement of Purpose for Authorizing Collection of Data for Research

In compliance with research ethical standards, PROVIDERS shall inform all CSC funded program participants and their parents/guardians, in writing, of the purpose(s) for which CSC collects and uses data from its participants and the parents/guardians of such participants. PROVIDERS shall also request parental consent for CSC and/or PROVIDER to obtain education records for the purpose of research (20 U.S.C SS 1232g(a)(4)(B)(iv); U.S.C SS 1232(b)). CSC-funded programs shall provide all individuals enrolled in their programs with a copy of a written statement that includes the following:

"In order to continue funding programs like this one, Children's Services Council of Broward County ("CSC") and authorized users conducts research to see how participants do while in the program, as well as after they leave the program. In addition to performance measurement data collected from participants in their program, CSC research staff may give participants additional surveys and assessments. CSC may also collect information on participants after they complete the program. The information collected after participants leave the program will come from county and state public databases like Florida Department of Education, the Florida Department of Juvenile Justice, Broward County Public Schools, etc. CSC has created many safeguards to protect participants' privacy and to prevent unauthorized use or access to it. CSC is not allowed to release any of participants' personal information (Open Government Sunset Review Act; Section 119.15, F.S.)."

XVIII. SECURITY OBLIGATIONS

PROVIDER shall maintain an appropriate level of data security for the information the PROVIDER is collecting or using in the performance of this contract. This includes, but is not limited to, approving and tracking all PROVIDER employees that request system or information access and ensuring that user access has been removed from all terminated PROVIDER employees. PROVIDER shall report any security breaches immediately to the CSC Programs Manager.

XIX. CLIENT RISK PREVENTION AND INCIDENT REPORTING

- A. PROVIDER shall immediately report knowledge or reasonable suspicion of abuse, neglect, or exploitation of a child, aged person, or disabled adult to the Florida Abuse Hotline on the statewide toll- free telephone number (1-800-96ABUSE). As required by Chapters 39 and 415, FLORIDA STATUTES, this is binding upon both the PROVIDER and its employees.
- B. In the event of critical incidents such as serious client accident, injury or death, PROVIDER shall advise the CSC Programs Manager immediately by phone and in writing within twenty-four (24) hours. All pertinent information such as Agency Incident Reports, Police Reports, actions taken, etc., shall be furnished by the PROVIDER to the CSC Director of Program Services within twenty-four (24) hours of the incident, or receipt of such information.

XX. NONDISCRIMINATION

Programs receiving funding from the CSC shall not discriminate against an employee, volunteer, or participant of the PROVIDER on the basis of race, color, gender, sexual orientation, religion, national origin, citizenship, disability, or age except that programs may target services for specific participant groups as defined in the application. Additionally, agencies receiving funds shall demonstrate the standards, policies, and practices necessary to render services in a manner that respects the worth of the individual and protects and preserves the dignity of people of diverse cultures, classes, races, religions, sexual orientation, and ethnic backgrounds. The parties shall affirmatively comply with all applicable provisions of the Americans with Disabilities Act (ADA) in the course of providing any services funded by CSC, including Titles I and II of the ADA (regarding nondiscrimination on the basis of disability), and all applicable regulations, guidelines, and standards. In addition, the parties shall take affirmative steps to ensure nondiscrimination in employment of persons with disabilities.

XXI. INDEMNIFICATION CLAUSE

PROVIDER shall at all times hereafter indemnify, hold harmless and, at CSC'S option, defend or pay for legal representation to defend CSC, its officers, agents, servants, and employees against any and all claims, losses, liabilities, and expenditures of any kind, including attorney fees (including at all levels of appeal), court costs, and expenses, caused by negligent act or omission of PROVIDER , its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, demands, or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property

The provision of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by the CSC, any sums due PROVIDER under this Agreement may be retained by CSC until all of CSC'S claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by CSC. The parties agree that such indemnification obligations shall survive the expiration or termination of this Agreement. Nothing herein shall be construed to waive any sovereign immunity that may be applicable pursuant to law.

XXII. INTELLECTUAL PROPERTY RIGHTS

The PROVIDER will indemnify and hold harmless, CSC from liability of any nature or kind, including costs and expenses for or on account of any copyrighted, service marked, trademarked, patented or unpatented invention, process, article or work manufactured or used in the performance of the contract, including its use by CSC. If the PROVIDER uses any design, device, materials or works covered by letters, service mark, trademark, patent, copyright or any other intellectual property right, it is mutually agreed and understood without exception that the proposal prices will include all royalties of costs arising from the use of such design, device, or materials in any way involved in the work.

This article will survive the termination of any contract with CSC.

XXIII. INSURANCE

- A. PROVIDER shall maintain in force for the term of this Agreement comprehensive general liability in the minimum amount of three hundred thousand dollars (\$300,000) per occurrence bodily injury and property damage combined single limit. Such policy will be evidenced by a Certificate of Insurance which reflects CSC as an additional insured and provides thirty (30) days prior written notice of cancellation. The Certificate of Insurance shall also be in compliance with Florida Statute 440 (Workers' Compensation Law).

Further, PROVIDER will maintain professional liability insurance in the minimum amount of three hundred thousand dollars (\$300,000) for each claim, subject to insurance market availability and affordability. Such policy will be evidenced by a Certificate of Insurance which provides thirty (30) days prior written notice of cancellation.

Each renewal of the respective Certificate of Insurance provided for above shall be submitted to the CSC. Failure to submit a current Certificate of Insurance shall result in suspension of any monies due and owing for any outstanding invoice of the PROVIDER by the CSC. PROVIDER shall submit a copy of their current Certificate of Insurance to the CSC when this Agreement is signed with renewals of same annually thereafter.

- B. If PROVIDER'S insurance is provided by a municipality and at any time the municipality is unable or unwilling or otherwise ceases to provide insurance to CSC for injury, damages, or liability which may arise out of the performance of this Agreement, PROVIDER shall be responsible for providing sufficient insurance in amounts and under terms required by CSC. CSC, in its sole discretion, shall determine what constitutes sufficient insurance. Documentation shall be submitted by PROVIDER to the CSC Programs Manager.

XXIV. AMENDMENTS: ASSIGNMENTS

- A. No modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith. However, the Programs Manager for the CSC may sign a modification, amendment or alteration to the terms and conditions of

this Agreement where there is a change to Exhibit A, Scope of Services, to reduce the Contract Amount, or to change Performance Measures.

- B. This contract or agreement is personal to the parties herein and may not be assigned, in whole or in part, by the proposer without prior written consent of CSC. The PROVIDER herein shall not assign payments under this contract or agreement without the prior written consent of CSC.

XXV. WAIVER OR BREACH

Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

XXVI. DEFAULT

In the event that the awarded PROVIDER(S) should breach this contract, CSC reserves the right to seek remedies in law or in equity.

XXVII. REPRESENTATIONS AND ACKNOWLEDGMENTS

- A. PROVIDER represents to CSC that upon the execution of this Agreement and continuing throughout the Agreement Term the following are true and correct. In the event that any of the following representations become at any time not true, the PROVIDER shall immediately provide written notice of same to the CSC Programs Manager.
1. There have been no irregularities involving its management or employees that could have a material effect on PROVIDER'S operations or financial stability.
 2. PROVIDER has committed no violations or possible violations of laws or regulations the effects of which should be considered by CSC prior to entering into this Agreement.
 3. There are no material transactions that have not been properly recorded in the appropriate document(s) or disclosed.
 4. Related party transactions as defined by generally accepted accounting principles and related amounts receivable or payable have been properly recorded or disclosed.
 5. It maintains appropriate active license(s), which are all in good standing and have not been revoked or suspended, where PROVIDER is operating a facility or providing a service where any type of licensure is required, including, but not limited to federal, state, county and local law.
 6. PROVIDER represents that all persons delivering the services required by this Agreement have the knowledge and skills, either by training, experience, education, or a combination thereof, to adequately and competently perform the duties, obligations, and services set forth in the Scope of Work and to provide and perform such services to CSC'S satisfaction for the agreed compensation.

7. PROVIDER shall perform its duties, obligations, and services under this Agreement in a skillful and respectable manner. The quality of PROVIDER'S performance and all interim and final product(s) provided to or on behalf of CSC shall be comparable to local state and national best practice standards.

B. PROVIDER acknowledges that:

1. Verification of liability protection, shall accompany this Agreement upon execution of this Agreement by PROVIDER.
2. Information, guidance and technical assistance offered by the CSC Programs Manager, or any other staff, whether written or verbal, in no way constitutes a guarantee of execution of this Agreement by the CSC and should not be relied upon as a basis for doing business, delivering service, expending financial resources or expectation of receipt of payment.

XXVIII. PUBLIC ENTITIES CRIMES ACT

PROVIDER represents that the execution of this Agreement will not violate the Public Entities Crimes Act (Section 287.133, Florida Statutes), which essentially provides that a person or affiliate who is a contractor, consultant or other provider and who has been placed on the convicted vendor list following a conviction for a Public Entity Crime may not submit a bid on a contract to provide any goods or services to CSC, may not submit a bid on a contract with CSC for the construction or repair of a public building or public work, may not submit bids on leases of real property to CSC, may not be awarded or perform work as a contractor supplier, subcontractor, or consultant under a contract with CSC, and may not transact any business with CSC in excess of the threshold amount provided in Section 287.017, Florida Statutes, for category two purchases for a period of thirty-six (36) months from the date of being placed on the convicted vendor list. Violation of this section shall result in cancellation of this Agreement and recovery of all monies paid hereto, and may result in debarment from CSC's competitive procurement activities.

XXIX. GOVERNING LAW AND VENUE

This Agreement shall be governed, construed, and controlled according to the laws of the State of Florida without regard to its conflict of laws provisions. Any claim, objection or dispute arising out of the terms of this Agreement shall be litigated in the Seventeenth Judicial Court in and for Broward County, Florida.

XXX. COMPLIANCE WITH LAWS

The parties shall comply with all federal, state, and local government laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations related to this Agreement.

XXXI. SEVERABILITY

In the event a portion of this Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless CSC or PROVIDER elects

to terminate this Agreement. An election to terminate this Agreement based upon this provision shall be made within seven (7) days after the finding by the court becomes final.

XXXII. CIRCULARS, STATUTES AND COMMON RULES

The source of the CSC'S funding is local dollars; thus the PROVIDER does not need to conduct a separate single audit under this contract. The PROVIDER shall use the following Circulars as a guideline for managing the CSC'S funding:

- A. Uniform Guidance: The Office of Management and Budget (OMB) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards ("Uniform Guidance").
- B. Florida Statutes 215.97, Florida Single Audit Act.

XXXIII. HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT (HIPAA)

Both parties agree to satisfy the standard for personal health information contained in the federal and state statutes and regulations, including, without limitation, any regulations promulgated under HIPAA (Health Insurance Portability and Accountability Act), as applicable. It is expressly understood by the parties that where CSC is funding services, CSC personnel and/or its agents shall have access to protected health information (hereinafter known as "PHI") for the purposes of compliance monitoring, quality assurance activities, and auditing. These provisions do not preclude CSC from disclosing protected health information to report unlawful conduct in accordance with 45 C.F.R. 164.502(j) (as may be amended from time to time).

Where required, PROVIDER shall handle and secure such PHI in compliance with HIPAA and its related regulations and, if required by HIPAA or other laws, include in its "Notice of Privacy Practices" notice of PROVIDER and/or CSC's uses of client's PHI. The requirements to comply with this provision and HIPAA shall survive the expiration or earlier termination of this Agreement. The parties to this Agreement do not believe that a business associate or trading partner relationship (as defined by the Health Insurance Portability and Accountability Act or "HIPAA") exists between PROVIDER and CSC with regard to this Agreement; however if the Programs Manager subsequently determines that such a relationship exists, the parties agree to enter into an appropriate agreement using the form of such agreement to be provided by Programs Manager in his/her sole and absolute discretion at that time.

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XXXIV. MULTIPLE ORIGINALS

This Agreement may be fully executed in two (2) copies or more by all parties, each of which bearing original signatures, shall have the force and effect of an original document.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as evidenced by each signature.

This 27 page contract, inclusive of:

Exhibit A, Scope of Work,
Exhibit B, Program Budget
Exhibit C, City of Fort Lauderdale Leverage Confirmation

Approved as to form by:

JOHN MILLEDGE, ESQ.
200 Las Olas Office Building
200 SW First Avenue, Suite 800
Ft. Lauderdale, FL 33301

John Milledge, Esq.

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PROVIDER:

CSC:

Housing Opportunities, Solutions, Mortgage Assistance
and Effective Neighborhoods, Inc.

SIGNED

BY:

NAME: Linda Taylor

TITLE: Interim CEO

SIGNED

BY:

NAME: Beam Furr

TITLE: Chair

Provider Federal Identification #: 65-0870180

Attachment: Exhibit A, B, and C

Provide notary attestation for Provider's signature below:

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing Agreement was acknowledged before me this 6 day of November, 2017,
by Linda Taylor as INTERIM CEO
(Name of Signatory) (Title)
on behalf of H.D.M.E.S., INC.
(Name of Entity)

Personally known ☒ OR Produced Identification _____
Type of identification produced: _____

(Seal)



Michelle Lundgren
Notary Public - State of Florida
Michelle Lundgren
(Name of Notary Typed, Printed, or Stamped)

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EXHIBIT A

SCOPE OF WORK

Agency Name: Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc.
Program Name: H.O.M.E.S., Inc. TIL Employability Skills Training Program
Contract #: 16-6270

I. Method of Service Delivery

1. Introduction

Since 2009, H.O.M.E.S., Inc., has provided subsidized housing slots to youth transitioning out of foster care and/or other non-traditional living arrangements with collaborative funding from AutoNation, Community Foundation, Jim Moran Foundation, City of Fort Lauderdale CDBG-CDBO funding the William Watts Foundation and United Way of Broward County. In addition to subsidized housing slots, the HOMES, Inc. program also provides paid internships to youth ages 18 to 24, giving youth valuable employment experience and job placement. The proposed leverage funding collaboration for FY 17/18 shall enable H.O.M.E.S., Inc. to continue to offer these important services in our community during the upcoming year.

2. Program Description

H.O.M.E.S., Inc. shall provide employment eligibility assessment, employability skills training, and job placement coordination services to the Independent Living population residing at H.O.M.E.S., Inc. To ensure cohesive and holistic delivery of youth services, H.O.M.E.S., Inc. staff shall collaborate with Life Coaches and ChildNet staff that support youth living at H.O.M.E.S., Inc., in addition to collaborating with the FLITE Center for housing coordination services.

II. Desired Population

The program shall serve Transitional Independent Living (TIL) Youth, defined as adjudicated dependent youth in out of home care or youth placed in protective supervision, and youth in non-adjudicated relative or non-relative caregiver living arrangements that reside at H.O.M.E.S., Inc., and are 18 to 21 years of age.

Housing is a critical element for TIL Youth, especially housing with supports that strengthen youth's competencies in obtaining and maintaining adequate housing that is responsive to the unique needs of this population.

In order to provide TIL Youth with the adequate supports to achieve success with housing and other critical life domains, the Provider shall enter into a Memorandum of Understanding (MOU) with the Children's Services Council, ChildNet, The FLITE Center and HANDY that clearly defines the role of each agency as a resource and source of support for TIL Youth who reside at HOMES, Inc.

III. Service Delivery

The Provider shall oversee, coordinate and manage the following services to address the specific needs of clients and ensure best practice:

Service Name and Description	# To Be Served
Intake & Assessment - The Youth Self-Sufficiency Coordinator (YSSC) shall ensure that youth complete an intake packet that includes the H.O.M.E.S., Inc. Internship application, I-9, W-4, and other registration forms as needed. Youth shall be assessed as to their need for transportation, childcare, and other supportive services, and the information shall be clearly documented in the chart.	19
Procure Potential Employers - The YSSC shall develop relationships with potential employers willing to invest time to train interns and potentially hire them once the internship is completed. A major goal of the process is to create a pipeline of potential employers who will work with youth with little to no work experience who might also require extensive supervision, and provide them with a meaningful work experience.	19
Employability Skills Training - Youth shall receive training in basic employability skills and the training shall be documented in the chart. Employability skills include but are not limited to making career decisions, using labor market information, preparing resumes, completing applications, interviewing, appropriate appearance, punctuality and regular attendance, positive attitudes and behaviors, positive interpersonal relations, and completing tasks effectively.	19
Job Coaching and Internship Placement - Once a match has been made between a youth participant and an employer, an MOU shall be completed between the employer and H.O.M.E.S., Inc. and a Work Agreement shall be executed between H.O.M.E.S., Inc. and the youth intern. The youth participant, the employer and the YSSC shall review these documents prior to all parties signing in an effort to ensure that all parties understand the expectations of the partnership. The YSSC shall review the intern job description and work schedule with the youth participant in advance. Once the youth has been placed, the YSSC shall monitor the progress and performance of the intern through	19

Service Name and Description	# To Be Served
on-site visits and interaction with the youth and the employer to identify challenges, mediate issues, and identify areas of strength. Job coaching and internship development shall be clearly documented in the chart. Internship placements shall provide youth with the opportunity to work 20 hours per week for 14 weeks.	
Staffings - All youth participating in the program shall have a Life Coach to assist with meeting other life needs, including life skills, academic support, health and wellness, and any other case management needs. The YSSC shall work in collaboration with the youth's Life Coach to prevent duplication of employability skills training and to ensure support for the youth. When there are concerns that may affect the youth's job placement and/or housing, H.O.M.E.S., Inc. staff shall schedule a meeting with the Life Coach and the youth to address the concerns.	As Needed for Each Youth Served (19)

IV. Other Program Requirements

System of Care Support Strategies – The Provider shall commit to the following activities to best support the goals of Transitional Independent Living:

- Become an active member of the TIL Steering Committee; and
- Support the community's efforts to collect data on the TIL youth population and as needed to enter data into an identified database.
- Execution of Community Collaboration for Housing Success MOU.

Service Locations:

The Provider shall operate the H.O.M.E.S., Inc. TIL Employability Skills Training Program at **690 NE 13th St., Suite 101 Fort Lauderdale, FL 33304.**

Days/Hours of Operation:

The Provider shall operate the H.O.M.E.S., Inc. TIL Employability Skills Training Program from 10/01/17 through 09/30/18. Operation of the program shall be Monday through Friday from 8:00 a.m. to 5:00 p.m., with some Saturdays for scheduled events and monthly meetings.

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V. Staff Qualifications

Staff positions, qualifications and duties shall be as follows:

#	Position	CSC Position Code	Minimum Education Requirement	Experience	Duties	% of time devoted to the program
1 FTE	TIL Sufficiency Coordinator	DS/PF/CSM	Bachelor's Degree in Business or Related Field	A minimum of three years of experience working with youth in Transitional Independent Living and/or managing youth employment & training or similar programs.	<p>Outreach: Networking with community partners, business and agencies to create internship opportunities. Intake & Assessment: Screen & evaluate youth to identify employment skills and educational level to determine appropriate job placement; identify barriers to employment for Program participants. Train and supervise youth in the TIL Employability Skills Training Program. Provide jobs skills training. Provide assistance/support in the areas of resume writing, interviewing and customer service skills, proper work attire and how to work in a professional environment. Help create a positive, cooperative, rewarding work experience for them.</p> <p>Program Delivery: Develop a network within the community to maintain a pipeline of employers willing to train and hire TIL candidates who reside in H.O.M.E.S., Inc. collaborate with the H.O.M.E.S., Inc. President/CEO and COO to develop an annual program strategy for employment training and employer recruitments for future job placements of TIL youth. Maintain open communication with the employer and the program participant to ensure that all issues/concerns regarding internship are addressed. Assist with goal setting and conduct performance evaluations of the TIL Youth. Attend biweekly staff meetings and other meetings as requested.</p>	100%

Any staffing pattern changes, differences in the corresponding salary/benefit costs or prolonged vacancies must be reported to your CSC Programs Manager in a timely manner. Your contract and/or budget may be adjusted if there are significant divergences from the proposed staffing pattern.

VI. Staff Training

Program Supervisors shall complete the following trainings once every two 2 years.

1. Mental Health First Aid
2. LGBTQ Training
3. Beyond Trauma Informed: What Every Person Can Do to Make a Difference

VII. General Operating Information

1. A **minimum of 19** unduplicated TIL youth are expected to be served by the **H.O.M.E.S., Inc. TIL Employability Skills Training Program** during the 12 month contract period of **October 1, 2017, through September 30, 2018**, with collaborative funding from the City of Fort Lauderdale.

2. **Partner Recognition**

The Provider shall actively publicize and support the work of the CSC through name and logo inclusion on all funded program materials, client and parent information sessions and forms, banner displays and prominent recognition in Annual Reports, newsletters and other forms of agency and/or program promotion. Provider staff working in CSC-funded programs shall be made aware of CSC support through agency orientation sessions, staff meetings and other employee communication strategies. Evidence of these efforts will be assessed throughout the term of the contract and may be a factor in future CSC funding recommendations.

3. **Background Screening/Licensing**

All staff working in the program must comply with background screening and fingerprinting requirements in accordance with DCF screening requirements and all applicable federal, state, county, city, and other government agency background screening requirements. The program must maintain staff personnel files which reflect that a screening result was received and reviewed to determine employment eligibility prior to employment.

An **Attestation or Affidavit of Good Moral Character**, as applicable, must be completed annually for each employee, volunteer, and subcontracted personnel who work in direct contact with children. Provider shall re-screen each employee, volunteer and/or subcontractor every five years.

4. **Client Data Sharing**

Due to the collaborative Transitional Independent Living (TIL) system in Broward County,

it is imperative that PROVIDERS readily share information with the local Community Based Care Agency (CBC) and other partner agencies. All requested information shall be provided in a format approved by the CSC.

VIII. Method of Payment

1. The Unit of Service is defined as follows:

One unit of **H.O.M.E.S., Inc. TIL Employability Skills Training Program** service (Unit # 8050 Other Cost Reimbursement) is defined as one TIL youth who has received Employability Skills Training and has been placed in a paid internship.

The anticipated number of units to be provided under this contract is as follows:
FY 2017/18: 19 Units of H.O.M.E.S., Inc. TIL Employability Skills Training Program services, with collaborative funding from United Way of Broward County.

Units of service shall be compiled by the Provider and reported to the CSC on a monthly basis. Units of service will be collected but will not serve as a mechanism for payment.

2. CSC agrees to reimburse the Provider for provision of services on a cost reimbursement basis (Unit # 8050 Other Cost Reimbursement) not to exceed **\$100,000.00** in accordance with the approved line item budget and budget narrative. Invoices and/or documentation returned to the Provider for corrections may be cause for delay in receipt of payment. The CSC will pay the Provider within thirty (30) calendar days of receipt of the Provider's properly completed invoice.
3. All payments shall be requested by the Provider on a monthly basis in the format prescribed by the CSC. Approved payment will be derived from Provider invoices reflecting services delivered in accordance with the contract. Agencies will not be paid for clients who do not attend sessions. Payment is contingent upon submittal of complete and accurate data in accordance with CSC requirements for the reporting of client and service data information. No invoices will be processed for payment if required backup documentation has not been provided in a complete and accurate manner. The Provider is required to pursue third party, Medicaid, and client payments (where applicable). If the contract is with an agency that is subcontracting delivery of services to other providers, the lead agency will be responsible for compiling all data necessary to submit a consolidated monthly invoice, and required reports. These funds shall not be used to supplant any other sources of funding including, Medicaid, private insurance, and/or, client fees.
4. PROVIDER agrees to provide a required cash Leverage in the amount of **\$175,000.00** from the City of Fort Lauderdale (Exhibit C: Leverage Confirmation) for the period of **October 1, 2017 through September 30, 2018**, in accordance with the requirements specified in the application for Leverage Funding, hereby incorporated by reference. The total amount of leverage funding must represent 35% or more of the total program budget.

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IX. PERFORMANCE MEASURES

The PROVIDER will be required to submit client performance measure data to the CSC within the timeframes specified. The PROVIDER shall report any barriers experienced in performance measure achievement, as required. The report should include any noteworthy activities that have occurred during the term of this Agreement, as requested. PROVIDERS will use the CSC Data Quality Assurance Report to ensure administration points are completed and service components are attached.

DESIRED RESULT: *Youth will successfully transition into adulthood.*

Results based accountability utilizes data to improve performance outcome measures to achieve the desired customer result. When applied, performance measurement answers the following key questions:

Key Question	Performance	Council Goal	Evaluation Tool	Admin Schedule
How Much Did We Do?	% of contracted youth actually served.	95%	SAMIS Data	Analyzed on Semi-Annual Schedule
	% of funded allocation utilized.	95%	SAMIS Data	Analyzed on Semi-Annual Schedule
	# of youth who are successfully linked to internships.	10	SAMIS Data or Data submitted with invoices	Analyzed on Semi-Annual Schedule
How Well Did We Do It?	Program Services Monitoring	Meets Expectations	Monitoring and Site Visits	Annually
Is Anybody Better Off?	% of youth who become employed upon completion of internship.	50%	SAMIS Data or Data submitted with invoices	Program completion
	% of youth who demonstrate proficiency in employability and job retention skills.	85%	Basic Employability Skills Assessment	Pre-test and program completion
	% of sites that indicated satisfaction with the program support and the youth intern.	80%	Employer satisfaction survey	Program completion
	% of youth reporting satisfaction with internship and program support.	80%	Employee satisfaction survey	Program completion
	% of youth who successfully complete internship.	75%	SAMIS Data or Data submitted with invoices	Program completion

EXHIBIT B
Program Budget

Leverage shall be applied as specified in **Exhibit B: Program Budget** of this agreement. The PROVIDER shall provide proof of leveraged dollars utilization for the program as prescribed below on the CSC invoice format on or before the due date of the invoice(s).

Budget Category	COFL Leverage Funding Source(s) & Amounts(s):	CSC Funding Amount:	Total Funding Amounts:
	\$175,000.00	\$100,000.00	
PERSONNEL			
Staff Salaries	160,000	43,660	203,660
F.I.C.A		3,340	3,340
Other Benefits than F.I.C.A.			
EXPENSES/ SUPPLIES			
Staff Training			
Internships		53,000	53,000
Bus Passes			
Youth Emergency Fund			
Apt Furnishings			
Program Supplies			
Contractual/Stipends			
Snacks & Food			
Administrative			
Space, phone and Copier	12,000		12,000
Rent Subsidy			
Utilities			
Flex Funds			
Value Added			
Consultants			
Accounting & Auditing	3,000		3,000
Social Marketing/Other			
Equipment			
Admin			
TOTAL EXPENSES	175,000	100,000	275,000

EXHIBIT C

Leverage Confirmation – City of Fort Lauderdale

CITY OF
FORT LAUDERDALE

FLORIDA



Thursday, October 12, 2017

H.O.M.E.S.
Linda Taylor, Interim CEO
690 NE 13th Street
Suite 102
Fort Lauderdale, FL 33304

RE: Status of CDBG Award and Contract

Dear Ms. Taylor,

On July 11, 2017, Fort Lauderdale's City Commission approved the Housing and Community Development Annual Action Plan (AAP). In accordance with the AAP, H.O.M.E.S. is projected to receive \$175,000 in Community Development Block Grant (CDBG) funds. The award amount is confirmed for \$175,000 and the contract is awaiting final review from the City Attorney's Office.

If you require additional information, please feel to contact me (954) 828-4775 or mariod@fortlauderdale.gov.

Sincerely,

Mario DeSantis M.A.Ed., CPM,
Acting Housing and Community Development Program Manager

TIL FUNDING COMMITMENT: THE JIM MORAN FOUNDATION



THE JIM MORAN FOUNDATION

"THE FUTURE BELONGS TO THOSE WHO PREPARE FOR IT."

December 5, 2017

Board of Directors

Jan Moran
Chairman and **President**
Founding Director

Ms. Linda Taylor
Interim CEO
H.O.M.E.S., Inc.
690 NE 13th Street, Suite 101
Fort Lauderdale, FL 33304

Dear Ms. Taylor:

Tom Blanton
Treasurer
Assistant Secretary
Founding Director

On behalf of The Jim Moran Foundation, I am pleased to notify you that your grant request has been approved in the amount of \$330,000.00 payable in two equal installments of \$165,000.00 each in 2017 and 2018, with the 2018 payment contingent upon program utilization and progress toward successful outcomes. The monies are to be used for the Self Sufficiency & Supportive Housing Program according to the attached budget and expected outcomes. Our funding is based on the current status of H.O.M.E.S. as a public charity under sections 501(c)(3) and 509(a)(1) or 509(a)(2). Consequently, should there be any change to your tax status, you are required to notify The Foundation immediately. It is also necessary to contact us with any potential adjustments in program delivery from what was presented and approved during the grant application process to determine if there are funding implications.

Melanie Burgess
Executive Director
Secretary
Founding Director

We understand the importance of creating cause awareness, as well as acknowledging partnerships invested in serving our community. Should this grant generate an announcement or recognition (i.e., press release, print or e-newsletter, logo usage, social media, etc.), The Foundation respectfully requires prior review and written approval. In such mentions, please refer to us as **The Jim Moran Foundation**. For further assistance with your communications, or to begin the review and approval process, please contact Ilisa Finkelman at 954-363-5550 or ilisa.finkelman@jimmoranfoundation.org.

Irv Kiffin
Director

Lucia Lopez
Director

Please sign and return this letter of commitment to me confirming that H.O.M.E.S., Inc., will comply with The Jim Moran Foundation's funding allocation and communications requirements. Upon receipt of the signed commitment letter, your grant check will be mailed to you within 15 business days.

Larry McGinnes
Vice **President**
Founding Director

It is our privilege to partner with you.

Sincerely,

Jan Moran

Dr. Melvin T. Stith
Founding Director

Attachment

Legal Counsel

Francis B. Brogan, Jr., Esq.

In accordance with The Jim Moran Foundation, Inc.'s funding and communications requirements stated above, H.O.M.E.S., Inc., agrees to utilize the \$165,000.00 grant for its Supportive Housing & Self Sufficiency Program. In addition, periodic updates and impact reporting will be provided as requested by The Jim Moran Foundation.

Ms. Linda Taylor, H.O.M.E.S., Inc.

cc: Brad Brewster, Board Co-Chair
Eric X. Servaites, Board Co-Chair
Katharine Barry, President and Founder ✓

In Memory of
Jim Moran
Founder
1918 - 2007

100 JIM MORAN BOULEVARD, DEERFIELD BEACH, FLORIDA 33442
Phone: 954-363-5550 jimmoranfoundation.org



CAM 18-0394
Exhibit 3

The Jim Moran Foundation Approved Funding Allocation & Budget
H.O.M.E.S., Inc.

October 1, 2017 - September 30, 2018 (Year 1 of 2)
Self-Sufficiency & Supportive Housing Program

Line Item	TJMF		Other Funds	Approved Total
	Approved Funds	Budget		
Program Related Salaries	\$ 25,000.00	\$ 232,000.00	\$ 207,000.00	\$ 232,000.00
Program Office Space		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Audit			\$ 4,000.00	\$ 7,000.00
Youth Internship Wages	\$ 3,000.00		\$ 66,000.00	\$ 66,000.00
Youth Apartment Rent Subsidy	\$ 90,000.00			\$ 90,000.00
Youth Apt. Maint& Repairs			\$ 10,000.00	\$ 10,000.00
Insurance	\$ 10,000.00		\$ 5,000.00	\$ 15,000.00
Apt. Furnishings			\$ 7,500.00	\$ 7,500.00
Youth Emergency Funds	\$ 6,000.00		\$ 4,000.00	\$ 10,000.00
Speical Occasion (Thanksgiving, Christmas)			\$ 1,500.00	\$ 1,500.00
Monthly Bus Passes	\$ 7,500.00		\$ 2,500.00	\$ 10,000.00
Staff Training & Travel	\$ 2,500.00			\$ 2,500.00
Misc. Overhead (copier, copies, phones, internet)			\$ 5,000.00	\$ 5,000.00
Apt. Utilities (Water & Sewer, Garbage & Pest Control-HOMES portion)	\$ 21,000.00			\$ 21,000.00
Nutritional Education (food, supplies, nutritionest, chef)			\$ 10,000.00	\$ 10,000.00
Youth Program Supplies			\$ 3,500.00	\$ 3,500.00
TOTAL PROGRAM EXPENSES	\$ 165,000.00		\$ 338,000.00	\$ 503,000.00

The Jim Moran Foundation Approved Measurable Goals & Outcomes
H.O.M.E.S., Inc.

October 1, 2017 - September 30, 2018 (Year 1 of 2)
Self-Sufficiency & Supportive Housing Program

Target Population: Approximately 21 young adults between the ages of 18-24 and their children exiting foster/relative care

Organization's Measurable Goals:

- A minimum of 95% of residents will attend monthly meetings.

How will this goal be measured?	Projected number to be served	Number who will achieve this goal
Meeting attendance records	21	20

- A minimum of 95% of residents will pay their share of the rent on time.

How will this goal be measured?	Projected number to be served	Number who will achieve this goal
Rent records	21	20

- A minimum of 95% of residents will maintain their apartments in good condition.

How will this goal be measured?	Projected number to be served	Number who will achieve this goal
Apartment inspections	21	20

The Jim Moran Foundation Youth Transitional Living Common Goals

- Youth/young adults will obtain or maintain secure housing – a minimum of 21 youth will live in the H.O.M.E.S. TIL apartments during the grant period.

How will this goal be measured?	Projected number to be served	Number who will achieve this goal
Residency records	21	21

- Youth/young adults will graduate high school or receive their GED – 90% of youth who do not have their diploma will graduate high school or receive their GED during the grant period

How will this goal be measured?	Projected number to be served	Number who will achieve this goal
Transcripts	TBD	TBD

- Youth/young adults will enter or continue in post secondary education or industry recognized training – 90% of youth who graduate high school or have their GED will enter or continue in post secondary education or industry recognized training

How will this goal be measured?	Projected number to be served	Number who will achieve this goal
Enrollment records	TBD	TBD

- Youth/young adults will secure or retain employment – a minimum of 18 youth will secure/retain employment.

How will this goal be measured?	Projected number to be served	Number who will achieve this goal
Employment records	21	18

TIL FUNDING COMMITMENT: COMMUNITY FOUNDATION OF BROWARD

GRANT AGREEMENT



Between the
COMMUNITY FOUNDATION OF BROWARD
910 East Las Olas Boulevard, Suite 200
Fort Lauderdale, FL 33301
954-761-9503
and

Grantee: **H.O.M.E.S., Inc.**
Address: 690 NE 13th Street, Suite 102
Fort Lauderdale, FL 33304
Contact: Linda S. Taylor

TERMS AND CONDITIONS OF GRANT

The following terms and conditions must be met by the above named Grantee ("Grantee") in order to receive the grant that has been awarded. If and when the Grantee fails to meet any of these terms and conditions, the Community Foundation of Broward ("Foundation") may withdraw its award and terminate the Grant Agreement ("Agreement") and shall thereupon have no further obligation to disburse to Grantee any remaining unpaid grant funds, and may further require repayment of any grant funds which were not used in accordance with the terms of this Agreement.

I. General Terms

Name of Project: **Outdoor Kitchen & Nutritional Learning Center**
Grant Number: **20170175**
Grant Amount: **\$67,500**
Grant Period: **December 1, 2017 - November 30, 2018**
Payment Schedule: **December 15, 2017** Pending executed agreement
June 15, 2018 Pending Impact Story and Mid-year report

II. Grant Purpose

To support the "Outdoor Kitchen & Nutritional Learning Center" program, as outlined in the proposal. Sixty residents who live in the 13th Street corridor will be enrolled in this program that will provide healthy eating interactive education and fitness activities. The residents will have free access to the community garden and work weekly with a chef to create healthy dishes in the new outdoor kitchen. In addition, a will create individualized eating plans and follow-up with each participant to ensure success.

Outcome: *Create behavioral change through education and awareness efforts that prevent and reduce obesity and introduce new healthy habits that result in improved health and vitality*

Measurements:

- 60 residents will report based on pre and post test increased
 - Knowledge of healthy eating and food preparation
 - Active lifestyle
- Certified dietician, nutritionist and nurse will track participants progress to achieve:
 - Lower blood pressure
 - Decrease in weight and/or BMI

III. Budget and Use of Funds

Funds must be used, by the Grantee, strictly in accordance with the terms of this Agreement, including the grant purpose set forth in paragraph I and the final budget on which the grant was based. Any changes must be submitted in writing to the Foundation and be approved by the Foundation.

IV. Reversion of Funds

All funds not expended for the purposes agreed to by the Grantee and the Foundation must be returned to the Foundation.

V. **Records Maintenance and Review/ Reports**

Grantee must maintain files and records on the project funded and allow Foundation staff reasonable access for the purpose of verifying procedures and operations and financial audits and investigations as deemed necessary concerning the grant. Records must be maintained that identify the purpose for which grant funds have been expended based on project budget submitted. The appropriate Grantee's personnel must be available for discussion on such matters. Maintenance of files and records should be for a period of at least three years after completion or termination of the project.

The Grantee agrees to submit to the Foundation as follows:

Requirement	Due Date	Payment Date	Payment Amount
1. Signed agreement	December 1, 2017	December 15, 2017	\$33,750
2. Impact Story	March 1, 2018	No Payment	N/A
3. Mid-year report	June 1, 2018	June 15, 2018	\$33,750
4. Impact Story	October 1, 2018	No Payment	N/A
5. Final report	November 30, 2018	No Payment	N/A

Grantee agrees to submit to the Foundation reports using the fillable forms shared with grantee and email completed reports with required backup to reports@cfbroward.org. Reports should include narrative information and financial accounting of the expenditure of these grant funds that demonstrate that they were used for the purpose for which the grant is made.

Grantee agrees to submit a minimum of two impact stories in addition to stories submitted with the mid-year and final report. Impact stories should be emailed to: impactstory@cfbroward.org. Stories must follow the following standards:

- Illustrate the impact and the Who, What, Where, When and How
- 150 word limit

Grantee agrees to provide high resolution photos via Dropbox (min. 800KB for jpeg or resolution at 300 dpi) and/or videos of your program in action with model releases and allow the Foundation to use them and information about your project in as part of our publicity efforts.

VI. **Evaluation/ Site Visits**

In order to assess the effectiveness of our grants, the Foundation may conduct an evaluation of the program funded by this grant, which may include written and/or verbal evaluation by the Foundation or a third party authorized by the Foundation.

Scheduled and unannounced site visits may occur by representatives of the Foundation to observe the Grantees program.

Additionally, we would like to be informed when special events are occurring throughout the year so we may have the opportunity to share your organization and programs with our staff, Board members and Donors. This could range from observing a project we funded or other notable programs you implement that would be interesting to showcase.

VII. **Publicity**

In acknowledgement of the Foundation's support of this program, grantee shall provide the Foundation with appropriate publicity and recognition. All related promotional materials and communications must be submitted for approval no later than three (3) business days prior to print and distribution. This includes print and digital media such as press releases, signage, invitations, announcements, programs,



feature stories, materials produced as part of your grant, and other public information for internal and external use. Please follow the communication guidelines available on our website at cfbroward.org/guidelines. This grant was made possible by the following Fund(s) and should be attributed appropriately in all communications, as listed below (list all):

**This has been made possible by support from the following
Community Foundation of Broward Funds:**

**Jack Belt Memorial Fund, Jan Moran Unrestricted Fund,
Elizabeth Ryan Fund and Mary N. Porter Community Impact Fund**

The Fund(s) should be recognized exactly as it is listed above. We ask that you submit copies of all such publicity with your project reports. Any statement about Foundation policy or staff should be cleared in advance with the Foundation.

VIII. Special Conditions

- **Wednesday, November 29 from 9 – 11am a mandatory grantee meeting will be held at the Foundation.** Grantees will learn of expectations regarding PR and communications, reporting requirements, and outcomes as it relates to this grant. **Attendance is required by the project manager(s), and marketing or communication staff.** CEO/Executive Director attendance is optional.
- **Grantee Convening's** will take place throughout the grant period, the Foundation will host sessions to share lessons learned, impact and learning opportunities. **Date TBA. Attendance is required by the project managers** and to be determined by the CEO/Executive Director.

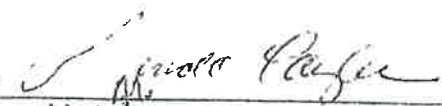
IX. Miscellaneous

The Grantee agrees to continue to maintain its eligibility for this grant during the entire grant period. This includes, but is not limited to, maintaining its legal status as an organization qualified under 501 (c)(3) of the Internal Revenue Code and maintaining its principal place of operation and/or providing services according to grant purpose in Section I in Broward County, Florida. If any change occurs in grantee's status, or in key staff responsible for this grant, or in the grantee's ability to execute this grant as approved, the Foundation must be notified immediately. The Foundation is pleased to provide the grant encompassed by this agreement but cannot accept legal responsibility for the project. Accordingly, the Grantee agrees to indemnify and hold harmless the Foundation from any and all liability the Foundation may incur in connection with Grantee's participation and administration of this grant.

The Board and staff of the Community Foundation of Broward are pleased to make this grant to your organization. Please sign and return the Agreement as evidence of your understanding of and agreement with the terms outlined. Return completed document to the Community Foundation of Broward, 910 E. Las Olas Boulevard, Suite 200, Fort Lauderdale, FL 33301.

By: 
Linda B. Carter, President/CEO
Community Foundation of Broward, Inc.

12/13/17
Date

By: 
Linda S. Taylor, Interim CEO
H.O.M.E.S., Inc.

12/11/17
Date

A 15

RECENT AGENCY
AUDIT

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)**

**FINANCIAL STATEMENTS,
INDEPENDENT AUDITORS' REPORT
AND SUPPLEMENTAL INFORMATION**

SEPTEMBER 30, 2016 AND 2015



RLMolina, LLC

Certified Public Accountants & Business Advisors

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
FINANCIAL STATEMENTS
FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015**

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RLMolina, LLC

Certified Public Accountants & Business Advisors

4000 Hollywood Boulevard, Suite 555-South, Hollywood, FL 33021

Telephone: 954.843.3512 | Fax: 786.353.0786

www.rlmolina.com

Independent Auditors' Report

To the Board of Directors
Housing Opportunities Mortgage Assistance
& Effective Neighborhood Solutions, Inc.
Fort Lauderdale, Florida

Report on the Financial Statements

We have audited the accompanying statements of financial position of the Housing Opportunities Mortgage Assistance & Effective Neighborhood Solutions, Inc., d/b/a H.O.M.E.S., Inc., (a Florida Not-for-profit corporation), ("H.O.M.E.S., Inc."), which comprise the statements of financial position as of September 30, 2016 and 2015 and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to H.O.M.E.S, Inc.'s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of H.O.M.E.S, Inc.'s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independent Auditors' Report (Cont'd.)

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Opportunities Mortgage Assistance & Effective Neighborhood Solutions, Inc., d/b/a H.O.M.E.S., Inc., as of September 30, 2016 and 2015 and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements of H.O.M.E.S., Inc. taken as a whole. The accompanying statements of functional expenses for the years ended September 30, 2016 and 2015 on pages 16 and 17 are also presented for purposes of additional analysis and also are not a required part of the financial statements of H.O.M.E.S., Inc.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 19, 2017, on our consideration of H.O.M.E.S., Inc.'s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering H.O.M.E.S., Inc.'s internal control over financial reporting and compliance.

RLMolina, LLC.

May 19, 2017
Hollywood, Florida



RLMolina, LLC

Certified Public Accountants & Business Advisors

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
STATEMENTS OF FINANCIAL POSITION
SEPTEMBER 30, 2016 AND 2015**

ASSETS	2016	2015
Current Assets:		
Cash	\$ 136,986	\$ 28,990
Tenant' rent receivable, net	2,232	3,795
Grants receivable	30,353	25,889
Total Current Assets	169,571	58,674
Non-current Assets:		
Cash, tenants' security deposits	43,215	24,026
Deferred financing fees, net	43,600	46,971
Property, furniture and equipment, net	5,011,512	5,098,875
Total Non-Current Assets	5,098,327	5,169,872
Total Assets	\$ 5,267,898	\$ 5,228,546
LIABILITIES AND NET ASSETS		
LIABILITIES		
Current Liabilities:		
Accounts payable and accrued expenses	\$ 9,170	\$ 38,311
Accrued interest payable	19,366	11,976
Refundable advances	-	22,274
Notes payable - related party	5,000	10,000
Mortgage and promissory notes payable, current	151,956	151,956
Lines of credit	-	34,424
Total Current Liabilities	185,492	268,941
Long-Term Liabilities:		
Mortgage and promissory notes payable	3,597,769	3,644,368
Tenant's security deposits payable	43,215	24,026
Total Long Term Liabilities	3,640,984	3,668,394
Total Liabilities	3,826,476	3,937,335
NET ASSETS		
Unrestricted	1,441,422	1,291,211
Total Net Assets	1,441,422	1,291,211
Total Liabilities and Net Assets	\$ 5,267,898	\$ 5,228,546

(The accompanying notes are an integral part of these financial statements.)

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015**

SUPPORT AND REVENUE	2016	2015
Support:		
Government grants	\$ 153,266	\$ 223,223
Other grants	316,931	229,607
Contributions	27,500	17,014
Fund-raising income, net of direct costs (\$20,692)	129,108	75,752
Trift store sales, net of expenses (\$35,131)	-	(12,413)
In-Kind salary	75,000	93,750
Total Support	701,805	626,933
Revenue:		
Rental income, net	374,763	283,442
Development fees	38,016	91,262
Other income	-	7,858
Loan forgiveness	-	109,537
Sale of property	300,018	-
Total Revenue	712,797	492,099
Total Support and Revenue	1,414,602	1,119,032
EXPENSES		
Program Services:		
Supportive housing and self sufficiency program	511,286	483,266
Residential and commercial rental program	391,203	327,022
Homeownership program	55,658	56,143
Neighborhood revitalization program	168,197	47,866
Total Program Expenses	1,126,344	914,297
Supporting Services:		
Advocacy and community awareness	38,422	46,366
General and administrative	99,626	86,192
Total Supportive Services	138,048	132,558
Total Expenses	1,264,391	1,046,855
Change in net assets	150,211	72,177
Net assets at beginning of the year	1,291,211	1,219,034
Net Assets At End Of The Year	\$ 1,441,422	\$ 1,291,211

(The accompanying notes are an integral part of these financial statements.)

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED SEPTEMBER 30, 2016 AND 2015**

	2016	2015
Cash Flows From Operating Activities:		
Change in net assets	\$ 150,211	\$ 72,177
Adjustments to Reconcile Change in Net Assets to		
Net Cash Provided by Operating Activities:		
Depreciation	113,655	92,504
Amortization	3,370	3,370
Provision for bad debt	-	2,400
Loan forgiveness	(33,477)	(109,537)
Changes in Operating Assets and Liabilities:		
(Increase) Decrease in Assets:		
Rent receivable	1,563	(433)
Grants receivable	(4,464)	(25,889)
Cash, tenants' security deposits	(19,189)	(4,106)
Deferred financing fees	-	(10,571)
Increase (Decrease) in Liabilities:		
Accounts payable and accrued expenses	(29,141)	26,029
Accrued Interest payable	7,390	5,140
Deferred revenue	(22,274)	(34,454)
Tenant's security deposits payable	19,189	5,328
Net Cash Provided By Operating Activities	<u>186,833</u>	<u>21,958</u>
Cash Flows From Investing Activities:		
Purchase of property, furniture and equipment	(26,291)	(751,140)
Net Cash Used In Investing Activities	<u>(26,291)</u>	<u>(751,140)</u>
Cash Flows From Financing Activities:		
Payment on note payable - related party	(5,000)	(15,000)
Payment on mortgage payable	(58,122)	(44,608)
Proceeds from line of credit	-	18,956
Payment on line of credit	(34,424)	-
Proceeds from mortgage payable	45,000	673,940
Net Cash (Used In) Provided By Investing Activities	<u>(52,546)</u>	<u>633,288</u>
Net increase (decrease) in cash and cash equivalents	107,996	(95,894)
Cash and cash equivalents, beginning of year	28,990	124,884
Cash and Cash Equivalents, End of Year	<u>\$ 136,986</u>	<u>\$ 28,990</u>
Supplemental Disclosure of Cash Flow Information:		
Interest Paid	<u>\$ 97,218</u>	<u>\$ 83,609</u>

(The accompanying notes are an integral part of these financial statements.)

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015**

Note 1 - Organization

The Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc., d/b/a H.O.M.E.S., Inc. ("H.O.M.E.S., Inc.") is a Florida not-for-profit corporation, established on October 15, 1998 to provide affordable housing to low-income residents and to participate in neighborhood revitalization projects in blighted transitional neighborhoods in Broward County, Florida .

The mission of H.O.M.E.S., Inc. is to provide quality community and economic development, benefiting at risk and disadvantaged residents and neighborhoods in Broward County, Florida by providing the following programs:

- *Supportive housing and self sufficiency program* - providing subsidized rental apartments for up to 25 young adults ages 18 to 24 (and their children) who have aged out of the state's foster care and relative care system, together with various types of programmatic support (including paid internships, job and life coaching, financial capability classes, and placing youths in school) with the goal of helping this at risk population achieve self-sufficiency.
- *Residential and commercial rental program* -providing quality rental apartments and homes affordable to low-income families and quality office spaces affordable to local small businesses.
- *Homeownership program* - H.O.M.E.S., Inc. is one of four development partners in the BAND Neighborhood Stabilization Program (NSP) within Broward County, administering Federal funds aimed at preventing neighborhood deterioration caused by foreclosures. Foreclosed homes are purchased from the banks, renovated, and then resold to qualified low and moderate income families who have completed a free course on financial counseling and homeownership education and saved a 3.5% down payment. Buyers are eligible for up to \$40,000 in NSP funds to assist with their home purchase and obtain mortgages from local financial institutions.
- *Neighborhood revitalization program* - Working with local business and civic groups and city government to develop and implement a plan for improving and transforming the Central City CRA (the area where H.O.M.E.S., Inc.'s offices and property are located) in Fort Lauderdale, Broward County, Florida.

Note 2 - Summary of Significant Accounting Policies

The Financial Accounting Standards Board (the "FASB") sets generally accepted accounting principles ("GAAP") to ensure consistent reporting. References to GAAP issued by the FASB in the accompanying footnotes are to the FASB Accounting Standards Codification (the "ASC").

Basis of Accounting

The accompanying financial statements are presented in accordance with FASB ASC 958, *Not-For-Profit Organizations*. The financial statements of H.O.M.E.S., Inc. have been prepared on the accrual basis of accounting and in accordance with generally accepted accounting principles in the United States of America. Presented below is a summary of significant accounting principles followed in the preparation of the accompanying financial statements.

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015**

Note 2 - Summary of Significant Accounting Policies (Cont'd.)

Financial Statement Presentation

These financial statements are prepared in accordance with FASB ASC. In accordance with these standards, net assets, revenues, expenses, gains and losses are classified as unrestricted, temporarily restricted, or permanently restricted, depending on the existence and /or nature of any donor restrictions. Accordingly, net assets of H.O.M.E.S., Inc. are classified as follows:

Unrestricted net assets - are the part of net assets that are neither permanently nor temporarily restricted by donor-imposed stipulations.

Temporarily restricted net assets - result from contributions and other flows of assets whose use is limited by donor-imposed stipulations that either expire by passage of time or can be removed by actions of H.O.M.E.S., Inc. pursuant to those stipulations. When a donor restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and are reported in the statement of operations and changes in net assets as net assets released from restriction. Donor-restricted contributions whose restrictions are met within the same year as received are reported as unrestricted contributions in the financial statements. There were no temporarily restricted net assets at September 30, 2016 and 2015, respectively.

Permanently restricted net assets - result from contributions and other inflows of assets whose use is limited by donor-imposed stipulations that neither expire by the passage of time nor can be fulfilled or otherwise removed by actions of H.O.M.E.S., Inc. There were no permanently restricted net assets as of September 30, 2016 and 2015, respectively.

The primary source of revenue for H.O.M.E.S., Inc. consists of grants which, absent a specific restriction by the grantor, are considered to be available for unrestricted use. Grants revenue includes only that portion of the grants that was earned prior to the balance sheet date. All grants funds received as of the statement of financial position date which is considered to be applicable to future periods are reflected as deferred revenue on the statement of financial position or temporarily restricted net assets, where applicable.

A secondary source of revenue for H.O.M.E.S., Inc. is the rental fees it collects from its housing and commercial tenants for services consistent with its primary business functions of operating its residential and commercial activities/services.

Additionally, H.O.M.E.S., Inc. also generates income from development fees through its Homeownership Program.

The costs of providing the various programs and other activities have been detailed in the accompanying Schedule of Activities.

Salaries and other expenses which are associated with a specific program are charged directly to that program. Salaries and other expenses which benefit more than one program are allocated to the various programs based on the relative costs incurred. Administrative and other support expenses are allocated to the various programs based on each program's salary expense.

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015**

Note 2 - Summary of Significant Accounting Policies (Cont'd.)

Cash

Cash consists of demand deposits that, at times, may exceed federally insured limits. H.O.M.E.S., Inc. has not experienced any losses in such accounts. H.O.M.E.S., Inc. considers investment with maturities of three months or less at the time of purchase to be cash equivalents unless they are held as part of the endowment portfolio or in trust for annuity obligations.

Cash, Tenants' Security Deposits

Cash, tenants' security deposits represent unexpended cash advanced received from funding sources to be used specifically for program functions beyond the statement of financial position date.

Grants Receivable

Amounts reflected as grants receivable represent the differences between the grant awards (federal, state and local) and contractual revenue earned and cash receipts related to these awards and revenue. Grants revenue is recognized to the extent that these funds are earned. H.O.M.E.S., Inc. believes that the concentration associated with its grants receivable is mitigated by the fact that the majority of the grants receivable at year end are due mainly from federal, state and local governmental agencies.

Tenants' Receivable, Net

Tenants' receivables arise in the normal course of business with rental real estate properties. H.O.M.E.S., Inc. records bad debts using the direct write-off methods, which for H.O.M.E.S., Inc., is not materially different than methods acceptable under U.S. generally accepted accounting principles. Rents are due the first of every month and considered delinquent after five days. Delinquent receivables are written off based upon a review of outstanding receivables, historical collection information, existing economic conditions, and mission. For the years ended September 30, 2015, total bad debt expense was \$2,400, respectively. No bad debt expense was recorded for the year September 30, 2016.

Property, Furniture and Equipment

Purchased property, furniture and equipment are recorded at cost. Major additions and improvements are capitalized to the property and equipment accounts, while repairs and maintenance items, which do not improve or extend the useful life of the respective assets, are expensed as incurred. Donated property and equipment are recorded at the estimated fair market value at time of donation. Depreciation of property and equipment is provided by the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Building and Improvements	39
Rental Property	35
Furniture and equipment	5-7

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015**

Note 2 - Summary of Significant Accounting Policies (Cont'd.)

Impairment of long-lived assets

H.O.M.E.S., Inc. accounts for long lived assets in accordance with the provisions of FASB ASC 360, *Property, Plant and Equipment*. FASB ASC 360 requires that long lived assets be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of assets to be held and used is measured by a comparison of the carrying amount of an asset to future undiscounted net cash flows expected to be generated by the asset. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the assets exceeds the fair value of the assets. Assets to be disposed of are reported at the lower of the carrying amount or fair value less costs to sell.

No impairment charges were recorded for the years ended September 30, 2016 and 2015, respectively.

Compensated Absences

H.O.M.E.S., Inc.'s policies provide for granting of a specific number of days of paid time off (PTO) for vacation and sick leave. In addition, these policies provide for paying an employee for unused PTO upon termination. Compensated absences are accrued when earned and calculated at the current salary rates.

Refundable Advances

H.O.M.E.S., Inc.'s policy is to record restricted or unearned grant awards as refundable advances until expended or earned for the purpose of the grant, at which time it becomes unconditional and is recognized as revenue. Unearned or unexpended grant awards (from the Jim Moran Foundation) as of September 30, 2015 totaled \$22,274, respectively. There were no refundable advances as of September 30, 2016.

Grants and Contract Revenue

A significant portion of H.O.M.E.S., Inc.'s revenue originates from federal, state and local grants and contracts. Costs incurred under each of the programs are subject to approval and subsequent audits by the respective agencies. Funding under certain existing grants may be reduced or increased at the discretion of the grantor agencies. Grants and contracts are considered exchange transactions and are recorded as unrestricted revenue when earned. Grant funds received prior to the incurrence of the qualifying expenses are deferred and reported as refundable advances on the Statement of Financial Position.

Contributions

H.O.M.E.S., Inc. accounts for contributions in accordance with FASB ASC 958-605, *Not-for-Profit Entities - Revenue Recognition*. In accordance with FASB ASC 958-605, contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence and/or nature of any donor restrictions. All contributions are considered to be available for unrestricted use unless specifically restricted by the donor. Contributions with temporary restrictions that are received and used within the year are included in unrestricted activities. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the accompanying statement of operations and changes in net assets as net assets released from restrictions.

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015**

Note 2 - Summary of Significant Accounting Policies (Cont'd.)

Donated Goods, Facilities and Services

H.O.M.E.S., Inc. receives various types of donated revenue, including professional services (from its CEO as In-Kind), donated goods/materials (for the Thrift store) and certain operating facilities. Donated facilities, materials (including furniture/equipment) are reflected as support in the accompanying statements of activities at their estimated fair value at date of receipt. Contributed professional services are recognized if the services received create or enhance goods and long-lived assets or require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided through donation. Donated services are recognized when meeting the following criteria:

- a. The services performed are a normal part of the program or supporting services and would otherwise be performed by salaried personnel.
- b. H.O.M.E.S., Inc. exercises control over employment, activities, and duties of the provider of the service.
- c. There is a measurable basis for determining the value of the service.

During the years ended September 30, 2016 and 2015, H.O.M.E.S., Inc. received inkind service from its CEO in the amount of \$75,000 and \$93,750, respectively.

Rental Income, Net

Rental income, net includes monthly rent and any tenant rent subsidies collected from tenants for the years ended September 30, 2016 and 2015. This amount is reduced by any vacancies and concessions that occurred in 2015 and 2016, respectively. Rental payments received in advance are deferred until earned. All leases between H.O.M.E.S., Inc. and its tenants are operating leases.

Development Fees

H.O.M.E.S., Inc. recognizes development fee income as development of the related projects are completed under a percentage of completion method or based on the attainment of certain objectives as defined in the developer agreement. A portion of the fee is recognized at closing and a portion of the fee is deferred until the project reaches stabilization in the situations where H.O.M.E.S., Inc. is required, as the developer, to support the project's operations without reimbursement until stabilization is achieved. Development fees expected to be paid from development proceeds, primarily property debt and investor capital, are recorded as development fees receivable. H.O.M.E.S., Inc. received \$38,016 and \$91,262 for development fees for the years ended September 30, 2016 and 2015, respectively.

Use of Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. The actual outcome of these estimates could differ from the estimates made in the preparation of the financial statements.

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015

Note 2 - Summary of Significant Accounting Policies (Cont'd.)

Risk Management

H.O.M.E.S., Inc. is exposed to risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; material disasters; and product liability. H.O.M.E.S., Inc. carries commercial insurance for risks of loss.

Income Taxes

H.O.M.E.S., Inc. was organized as a not-for-profit corporation and has received an exemption under the provisions of Section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for income taxes is provided for in the accompanying financial statements. In addition, H.O.M.E.S., Inc. has also been determined by the Internal Revenue service not to be a "private foundation" within the meaning of Section 509(a) and qualifies for deductible contributions as provided in Section 170(b)(1)(A)(vi). The FASB ASC interpretation prescribes a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return.

Under this guidance, H.O.M.E.S., Inc. may recognize the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities, based on the technical merits of the position. Examples of tax positions include the tax-exempt status of H.O.M.E.S., Inc. and various positions related to the potential sources of unrelated business taxable income (UBIT). The tax benefits recognized in the financial statements from such a position are measured based on the largest benefit that has a greater than 50 percent likelihood of being realized upon ultimate settlement. There were no unrecognized tax benefits identified or recorded as liabilities for fiscal year ended September 30, 2016.

H.O.M.E.S., Inc. files forms 990 in the U.S. federal jurisdiction. Management believes that H.O.M.E.S., Inc. is generally not subject to examination by the Internal Revenue Service for fiscal years before September 30, 2013.

Allocation of Administrative and Indirect Costs

Directly identifiable expenses are charged to programs and supporting services. Management and general administrative expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support of H.O.M.E.S., Inc., Such expenses are allocated on the basis of occupancy of square footage. Depreciation and amortization is allocated on the basis of usage of the related property and equipment.

Reclassifications

Certain accounts in the 2015 financial statements have been reclassified for comparative purposes to conform to the presentation in the 2016 financial statements.

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.**
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015

Note 2 - Summary of Significant Accounting Policies (Cont'd.)

Subsequent events

Under FASB ASC, subsequent events are events or transactions that occur after the consolidated statement of financial position date but before the financial statements are issued or ready to be issued. H.O.M.E.S., Inc., recognizes in the financial statements the effect of all subsequent events that provide additional evidence about conditions that existed at the date of the consolidated statement of financial position, including estimates inherent in the process of preparing the financial statements. H.O.M.E.S., Inc.,'s financial statements do not recognize subsequent events that provide evidence about conditions that did not exist at the date of the statement of financial position but arose after the statement of financial position date and before the financial statements are issued. H.O.M.E.S., Inc., has evaluated the subsequent events through May 19, 2016, which is the date the financial statements were available to be issued.

Fair Value Measurements

In accordance with GAAP, H.O.M.E.S., Inc., defines fair value as the price that would be received to sell an asset or the price paid to transfer a liability in an orderly transaction between market participants at the measurement date. GAAP establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. The standard establishes a three-level hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The levels of the hierarchy and those investments included in each are as follows:

Level 1 – Inputs to the valuation methodology are quoted (unadjusted) for identical assets or liabilities traded in active markets.

Level 2 – Inputs to the valuation methodology include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability and market-corroborated inputs.

Level 3 – Inputs to the valuation methodology are unobservable for the asset or liability and are significant to the fair value measurement.

The following table presents certain H.O.M.E.S., Inc.,'s assets and liabilities that are measured and recognized at fair value on a recurring basis classified under the appropriate level of the fair value hierarchy as of September 30:

<u>Assets/Liabilities</u>	<u>Fair Value Measurements Using:</u>				
	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>2016</u>	<u>2015</u>
Line of Credi	\$ -	\$ -	\$ -	\$ -	\$ 34,424
Total	\$ -	\$ -	\$ -	\$ -	\$ 34,424*

*classified as Level 2 investments

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015**

Note 3 – Property, Furniture and Equipment

Property, furniture and equipment consist of the following as of September 30:

<u>Description:</u>	<u>2016</u>	<u>2015</u>	<u>Useful Life</u>
Land	\$ 2,480,000	\$ 2,480,000	
Building and improvement	3,068,007	3,042,964	39 years
Furniture and equipment	36,647	35,398	5-7 years
Vehicles	3,500	3,500	7-10 years
	5,588,154	5,561,862	
Less: Accumulated depreciation	(576,642)	(462,987)	
Property, Furniture and Equipment, Net	\$ 5,011,512	\$ 5,098,875	

Depreciation expense for the years ended September 30, 2016 and 2015 was \$113,655 and \$94,354, respectively.

Note 4 – Lines of Credit

Unsecured line of credit to Stonegate Bank, maturing January 27, 2016, with maximum borrowings of \$35,000 and monthly interest payments at prime based variable rate, 5% per annum at September 30, 2016 and 2015, respectively. Balance outstanding at September 30, 2015 was \$34,424. H.O.M.E.S., Inc. paid its line of credit in full during the year September 30, 2016.

Note 5 – Mortgage and Promissory Notes Payable

As of September 30, 2015, mortgage and promissory notes payable under H.O.M.E.S., Inc. was as follows:

	<u>2016</u>	<u>2015</u>
Note payable to Bank United, maturing March 25, 2019, With monthly payments of \$10,425 including fixed interest at 4.31% per annum, collateralized by a first mortgage on H.O.M.E.S., Inc.'s owned property.	\$ 1,795,708	\$ 1,841,072
Note payable to City of Fort Lauderdale, collateralized by a mortgage on H.O.M.E.S., Inc. owned property (1212, 1216, 1218 & 1222 NE 6th Ave., buildings only) with payments of \$1,183 commencing August 2014 including interest at 3% per annum. Deed restrictions require use of property for residential rental to lower income persons, using SHIP funds.	171,323	171,323
Note payable to City of Fort Lauderdale, (pass through SHIP funds), collateralized by mortgage on H.O.M.E.S., Inc. owned property , (1212, 1216, 1218,& 1222 NE 6th Avenue) with payments deferred for 18 years (due January 2030) at which time the loan will be forgiven if all conditions have been met.	184,563	184,563
Note payable to City of Fort Lauderdale, (pass through SHIP funds), collateral ized by mortgage on H.O.M.E.S., Inc.'s owned property, (1228 NE 61 Avenue and 1233 NE 7 th Avenue) If all conditions are met, beginning in February 2012, loan will be reduced by one-fifth each year and after five years the loan will be completely forgiven.	19,534	39,071

(Continues on the next page)

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015**

Note 5 - Mortgage and Promissory Notes Payable (Cont'd.)

Notes payable to City of Fort Lauderdale using CHDO funds, collateralized by mortgages on H.O.M.E.S., Inc. owned property, (1122 NE 1st Avenue - \$106,450. 1317 NW 2nd Avenue - 108,115). Payments are deferred for 20 years through June 2034 at which time the loans will be forgiven if all the conditions are met. Deed restrictions require use of property for residential rental purposes.

\$ 214,565 \$ 214,565

Notes payable to City of Fort Lauderdale using CHDO funds, collateralized by mortgages on H.O.M.E.S., Inc. owned property, (1341 N. Andrews Avenue, June 2014 - \$254,865; and 1113 NE 2 Avenue, June 2014 - \$212,780). Payments are deferred for 20 years through June 2034 at which time the loans will be forgiven if all the conditions are met. Deed restrictions require use of Property for affordable housing purposes.

467,645 467,645

Two notes payable to Broward County using SHIP funds, collateralized by mortgages on H.O.M.E.S., Inc.'s owned property, (1212, 1216, 1218 & 1222 NE 61 Avenue, buildings only). Payments are deferred for 30 years from April 2009 (\$160,000) and January 2010 (\$45,200) at which time the loans will be forgiven if all the conditions are met. Deed restrictions require use of property for residential rental to lower income persons.

198,188 205,200

Note payable to Broward County, (pass through HOME funds), collateralized by mortgage on H.O.M.E.S., Inc. owned property, (1101-1111 NE 17 Court) with payments deferred for 30 years (due September 2045) at which time the loan will be forgiven if all conditions have been met.

263,012 269,940

Note payable to Gibraltar Private Bank & Trust Company, maturing September 1st, 2020, With monthly payments of \$2,570 including fixed interest at 4.50% per annum, collateralized by a mortgage on H.O.M.E.S., Inc.'s owned property (1101-1111 NE 17 Court).

390,187 402,945

Note payable to John J. Smith, maturing on February 2018. The loan has an interest rate of 8 percent.

45,000 -

Total Mortgage and Promissory Notes Payable

\$ 1,580,613 \$ 1,562,310

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015**

Note 5 – Mortgage and Promissory Notes Payable (Cont'd.)

Future estimated aggregate maturities of mortgages and promissory notes payable are approximately for the year ending September 30, as follows:

<u>Year</u>	<u>Amount</u>
2017	\$ 151,956
2018	196,956
2019	151,956
2020	151,956
2021	151,956
Thereafter	2,944,945
	<u>3,749,725</u>
Current portion	<u>(151,956)</u>
Total	<u>\$ 3,597,769</u>

For the year ended September 30, 2016 and 2015, interest expense amounted to \$97,218 and \$ 88,749, respectively.

Note 6 – Concentration

From time to time, H.O.M.E.S., Inc. maintains its cash and cash equivalents in deposit accounts at several financial institutions that may have exceeded the Federal Deposit Insurance Corporation ("FDIC") limits of \$250,000. Management monitors these balances and believes they do not represent a significant credit risk to H.O.M.E.S., Inc. for the years ended September 30, 2016 and 2015.

Note 7 - Commitments and Contingencies

Grant and Property Use Restrictions

Many of the properties owned and operated by H.O.M.E.S., Inc. were developed using monies provided by grants and restrictive, low or zero interest rate loans. The terms of these loans restrict the use of the property and generally require it be rented to low-income qualified tenants for the period of the grant or related loan term. Failure to comply with the terms of the grant or the loans would result in a requirement to repay a portion or all of the proceeds received.

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2016 AND 2015**

Note 8 - Pending Adoption of New Accounting Standards

The Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC") is the sole source of authoritative non-governmental U.S. generally accepted accounting principles.

On August 27, 2016, the Financial Accounting Standards Board (the FASB) issued FASB *Accounting Standards Update No. 2016-14, Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities*. This ASU decreases the number of net asset classes from three to two. The new classes will be net assets with donor restrictions and net assets without donor restrictions. The standard also: Requires reporting of the underwater amounts of donor-restricted endowment funds in net assets with donor restrictions and enhances disclosures about underwater endowments. This ASU continues to allow preparers to choose between the direct method and indirect method for presenting operating cash flows, eliminating the requirement for those who use the direct method to perform reconciliation with the indirect method. The ASU also requires a not-for-profit to provide in the notes qualitative information on how it manages its liquid available resources and liquidity risks. Quantitative information that communicates the availability of a not-for-profit's financial assets at the balance sheet date to meet cash needs for general expenditures within one year is required to be presented on the face of the financial statement and/or in the notes. It also requires reporting of expenses by function and nature, as well as an analysis of expenses by both function and nature. The guidance is effective for periods beginning after December 15, 2017 with early application permitted. H.O.M.E.S., Inc. is currently evaluating the impact that this guidance will have on its financial statements for the year ended September 30, 2016.

SUPPLEMENTAL INFORMATION

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED SEPTEMBER 30, 2016**

Description	Program Services					Supporting Services			
	Supporting Housing Youths	Residential/ Commercial Rental	Home Ownership Program	Neighborhood Revitalization	Total Program Services	Advocacy & Community Awareness	General And Administrative	Total Supporting Services	Total Functional Expenses
Salaries and labor costs	\$ 216,691	\$ 91,732	\$ 17,642	\$ 17,407	\$ 343,472	\$ 11,957	\$ 48,993	\$ 60,950	\$ 404,422
In-Kind salary	7,500	18,750	18,750	15,000	60,000	7,500	7,500	15,000	75,000
Payroll taxes	16,471	6,973	1,341	1,323	26,108	909	3,724	4,633	30,741
Employee benefits	41,725	17,664	3,397	3,352	66,138	2,302	9,434	11,736	77,874
Total Salaries and Benefits	282,387	135,119	41,130	37,082	495,718	22,668	69,651	92,319	588,037
Interest	61,141	43,467	-	-	104,608	-	-	-	104,608
Repairs and maintenance	21,555	46,792	-	-	68,347	-	-	-	68,347
Property taxes	3,846	3,796	-	-	7,642	-	-	-	7,642
Insurance	19,685	46,844	-	-	66,529	-	-	-	66,529
Utilities	19,942	39,899	-	-	59,841	-	-	-	59,841
Office	13,285	17,536	11,691	10,628	53,140	4,912	17,250	22,162	75,302
Legal and professional fees	22,203	398	1,650	1,800	26,051	10,050	1,500	11,550	37,601
Telephone	2,375	1,821	1,187	792	6,174	792	950	1,742	7,916
Bank and credit card charges	-	-	-	-	-	-	4,490	4,490	4,490
Storage	3,168	-	-	-	3,168	-	-	-	3,168
Transportation	3,750	-	-	-	3,750	-	-	-	3,750
Cost of property sold	-	-	-	117,895	117,895	-	-	-	117,895
Computer expense	-	-	-	-	-	-	2,240	2,240	2,240
Total Operating Expenses	453,337	335,672	55,658	168,197	1,012,863	38,422	96,081	134,503	1,147,366
Depreciation	55,691	54,554	-	-	110,245	-	3,410	3,410	113,655
Amortization - Deferred Financing	2,258	977	-	-	3,235	-	135	135	3,370
Total Expenses	\$ 511,286	\$ 391,203	\$ 55,658	\$ 168,197	\$ 1,126,344	\$ 38,422	\$ 99,626	\$ 138,048	\$ 1,264,391

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

Description	Program Services					Supporting Services			
	Supporting Housing Youths	Residential/ Commercial Rental	Home Ownership Program	Neighborhood Revitalization	Total Program Services	Advocacy & Community Awareness	General And Administrative	Total Supporting Services	Total Functional Expenses
Salaries and labor costs	\$ 233,783	\$ 81,676	\$ 30,942	\$ 22,102	\$ 368,503	\$ 22,102	\$ 34,535	\$ 56,637	\$ 425,140
In-Kind salary	9,375	16,406	16,406	16,406	58,593	16,406	18,751	35,157	93,750
Payroll taxes	14,833	6,365	1,330	1,099	23,627	271	6,880	7,151	30,778
Employee benefits	35,243	15,124	3,160	2,611	56,138	643	14,418	15,061	71,199
Total Salaries and Benefits	293,234	119,571	51,838	42,218	506,861	39,422	74,584	114,006	620,867
Interest	44,141	44,608	-	-	88,749	-	-	-	88,749
Repairs and maintenance	28,964	31,009	-	-	59,973	-	-	-	59,973
Property taxes	12,827	3,056	-	-	15,883	-	-	-	15,883
Insurance	15,495	33,060	-	-	48,555	-	-	-	48,555
Utilities	15,997	27,175	-	-	43,172	-	-	-	43,172
Office	10,172	10,172	1,695	3,392	25,431	5,086	3,391	8,477	33,908
Legal and accounting fees	-	3,218	-	-	3,218	-	4,429	4,429	7,647
Telephone	2,388	1,592	1,194	1,194	6,368	796	796	1,592	7,960
Bank and credit card charges	1,350	1,350	-	-	2,700	-	299	299	2,999
Storage	-	2,091	-	-	2,091	-	-	-	2,091
Transportation	9,697	-	-	-	9,697	-	-	-	9,697
Computer expense	1,416	1,416	1,416	1,062	5,310	1,062	708	1,770	7,080
Total Operating Expenses	435,681	278,318	56,143	47,866	818,008	46,366	84,207	130,573	948,581
Bad debt expense	-	2,400	-	-	2,400	-	-	-	2,400
Depreciation	45,327	45,327	-	-	90,654	-	1,850	1,850	92,504
Amortization - Deferred Financing	2,258	977	-	-	3,235	-	135	135	3,370
Total Expenses	\$ 483,266	\$ 327,022	\$ 56,143	\$ 47,866	\$ 914,297	\$ 46,366	\$ 86,192	\$ 132,558	\$ 1,046,855

COMPLIANCE SECTION



RLMolina, LLC

Certified Public Accountants & Business Advisors

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**Independent Auditor's Report On Internal Control Over Financial
Reporting And On Compliance And Other Matters Based On
An Audit Of Financial Statements Performed In Accordance
With Government Auditing Standards**

To the Board of Directors
Housing Opportunities, Mortgage Assistance,
& Effective Neighborhood Solutions, Inc.
Fort Lauderdale, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the accompanying financial statements of the Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc., d/b/a H.O.M.E.S., Inc., (a Florida Not-for-profit corporation), ("H.O.M.E.S., Inc.") which comprise the accompanying statement of financial position as of September 30, 2016, and the related statements of activities and cash flows for the year then ended, and the related notes to the accompanying financial statements, and have issued our report thereon dated May 19, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered H.O.M.E.S., Inc.'s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of H.O.M.E.S., Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of H.O.M.E.S., Inc.'s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Independent Auditors' Report (Cont'd.)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether H.O.M.E.S., Inc.'s accompanying consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of H.O.M.E.S., Inc.'s internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering H.O.M.E.S., Inc.'s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RLMolina, LLC.

May 19, 2017
Hollywood, Florida



RLMolina, LLC

Certified Public Accountants & Business Advisors

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE,
& EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.
(d/b/a/ H.O.M.E.S., INC.)
SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED SEPTEMBER 30, 2016**

Section I - Financial Statement Findings

This section identifies the significant deficiencies, material weaknesses, and instances of noncompliance related to the financial statements that are required to be reported in accordance with Chapter 5.18 of *Government Auditing Standards*.

There were no significant deficiencies, material weaknesses, and instances of noncompliance related to the financial statements identified during the audit for the year ended September 30, 2016.

Section III - Current Year Federal Awards Findings and Questioned Costs

Not applicable for the current year

Section IV - Financial Statements Finding of Prior Audit Findings

No findings were reported.

Section V - Federal Awards Summary of Prior Audit Findings

No findings were reported.

Section VI - Management Letter Comments

No management letter was issued.

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CONFLICT OF INTEREST
STATEMENT

3. **Statement of Policy**

- a. **Duty to Disclose Compensation:** In every instance in which an Interested Party will or may be paid for participating in performing the work involved in a H.O.M.E.S., Inc. program/project, such compensation and the nature and quantity of work to be performed in exchange for compensation, shall be disclosed to the H.O.M.E.S., Inc. President/CEO. It should be noted that the H.O.M.E.S., Inc. By-Laws allow compensation to be paid only for services performed.
- b. **Approval of Compensation:** All compensation paid to an Interested Party shall be reviewed by and approved by H.O.M.E.S., Inc.'s President/CEO.
- c. **Recusal of Interested Parties:** Before a H.O.M.E.S., Inc. decision is made on compensation of an Interested Party, any staff member may ask for recusal of the Interested Party/Parties proposed to be compensated for the purpose of avoiding the appearance of a conflict of interest. All Interested Parties shall recuse themselves from any vote taken on the compensation.
- d. **Conflicts Between H.O.M.E.S., Inc. and Staff members:** H.O.M.E.S., Inc. staff shall refrain from competing with H.O.M.E.S., Inc. for grant funds, projects and programs, without first discussing same with the H.O.M.E.S., Inc. President/CEO.

4. **Determining Whether A Conflict Of Interest Exists**

- a. **Process:** If any H.O.M.E.S., Inc. staff person believes that a Conflict of Interest has occurred or is about to occur, the same shall be brought to the attention of the H.O.M.E.S., Inc. President/CEO. If the perceived Conflict is not resolved at this level to the satisfaction of the above parties, then the issues shall be brought before the H.O.M.E.S., Inc. Board at a duly noticed meeting. All facts which bear on the issue shall be disclosed at such meeting.
- b. **Substance:** In reviewing whether a set of circumstances do in fact constitute a Conflict of Interest, the following should be considered:
1. Is compensation being awarded disproportionately for work performed or to be performed by the Interested Party being compensated?
 2. Was the process used to select the Interested Party fair and reasonable?
 3. Were appropriate disclosures made of any Interested Party relationship and of proposed compensation prior to award?
 4. Were appropriate votes taken by the Board as set forth in this Policy?
 5. Has any undue influence been exerted by an Interested Party over other parties?
 6. Has any Interested Party acted in a manner which they knew or should have known would cause harm to another Interested Party?
 7. Has any Interested Party acted in a manner contrary to the provisions or spirit of this Policy?

5. **Annual Statements:** Each staff member and principal officer, shall annually sign a statement which affirms that such person (a) has received a copy of the conflict of interest policy, (b) has read and understands the policy, (c) has agreed to comply with the policy, and (d) understands that the Agency is a charitable organization and that in order to main its federal tax-exemption, it must engage primarily in activities which accomplish one or more of its tax-exempt purposes.
6. **Periodic Review:** To ensure that the Agency operates in a manner that is consistent with its charitable purposes and that it does not engage in activities that could jeopardize its status as an organization exempt from federal income tax, a periodic review of the conflict of interest policy and requirements shall be conducted.

H.O.M.E.S., Inc.
Conflict of Interest Statement

I confirm that as an employee of H.O.M.E.S., Inc., I have read and understand the attached H.O.M.E.S., Inc. Conflict of Interest Policy.

I further affirm that with respect to H.O.M.E.S., Inc. and the Self Sufficiency and Supportive Housing Program funded by the City of Fort Lauderdale, that I as CEO of the Agency; nor my spouse (if applicable) or any member of my family has no personal or business interest in this grant program.

Linda Taylor

Employee Name (Print)

Linda Taylor

Employee Signature

2/13/18

Date

H.O.M.E.S., Inc.
Conflict of Interest Statement

I confirm that as an employee of H.O.M.E.S., Inc., I have read and understand the attached H.O.M.E.S., Inc. Conflict of Interest Policy.

I further affirm that with respect to H.O.M.E.S., Inc. and the Self Sufficiency and Supportive Housing Program funded by the City of Fort Lauderdale, that I as Accountant of the Agency; nor my spouse (if applicable) or any member of my family has no personal or business interest in this grant program.

Ronit Amir-Campos
Employee Name (Print)

Ronit Amir-Campos
Employee Signature

2/14/18
Date

H.O.M.E.S., Inc.
Conflict of Interest Statement

I confirm that as an employee of H.O.M.E.S., Inc., I have read and understand the attached H.O.M.E.S., Inc. Conflict of Interest Policy.

I further affirm that with respect to H.O.M.E.S., Inc. and the Self Sufficiency and Supportive Housing Program funded by the City of Fort Lauderdale, that I as Property Manager of the Agency; nor my spouse (if applicable) or any member of my family has no personal or business interest in this grant program.

Michelle Lundgren
Employee Name (Print)

Michelle Lundgren
Employee Signature

2/13/18
Date

H.O.M.E.S., Inc.
Conflict of Interest Statement

I confirm that as an employee of H.O.M.E.S., Inc., I have read and understand the attached H.O.M.E.S., Inc. Conflict of Interest Policy.

I further affirm that with respect to H.O.M.E.S., Inc. and the Self Sufficiency and Supportive Housing Program funded by the City of Fort Lauderdale, that I as Self Sufficiency and Supportive Housing of the Agency; nor my spouse (if applicable) or any member of my family has no personal or business interest in this grant program.

RaShari Brynston
Employee Name (Print)

RaShari Brynston
Employee Signature

2/13/18
Date

H.O.M.E.S., Inc.
Conflict of Interest Statement

I confirm that as an employee of H.O.M.E.S., Inc., I have read and understand the attached H.O.M.E.S., Inc. Conflict of Interest Policy.

I further affirm that with respect to H.O.M.E.S., Inc. and the Self Sufficiency and Supportive Housing Program funded by the City of Fort Lauderdale, that I as Facilities Manager of the Agency; nor my spouse (if applicable) or any member of my family has no personal or business interest in this grant program.

George Brown
Employee Name (Print)


Employee Signature

2-13-18
Date

H.O.M.E.S., Inc.
Conflict of Interest Statement

I confirm that as an employee of H.O.M.E.S., Inc., I have read and understand the attached H.O.M.E.S., Inc. Conflict of Interest Policy.

I further affirm that with respect to H.O.M.E.S., Inc. and the Self Sufficiency and Supportive Housing Program funded by the City of Fort Lauderdale, that I as Maintenance Assistant of the Agency; nor my spouse (if applicable) or any member of my family has no personal or business interest in this grant program.

William Taylor
Employee Name (Print)

William Taylor
Employee Signature

02/14/18
Date

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PROOF OF H.O.M.E.S., INC. CORPORATE STATUS WITH SUNBIZ

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DIVISION OF CORPORATIONS

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Florida Not For Profit Corporation

HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE, & EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.

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Principal Address

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Changed: 04/11/2008

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Changed: 04/11/2008

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Address Changed: 04/28/2009

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Sunrise, FL 33325

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Coral Springs, FL 33076

Title Interim CEO

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2015	03/18/2015
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