



SHARED HOUSING PROPOSAL

Project Description: Mount Olive Development Corporation (MODCO) specializes in offering programs that are designed to provide for basic human needs and promote self-sufficiency for

some of the most vulnerable in our community. Over the past 17 years Mount Olive Development Corporation (MODCO) have provided HOPWA housing. Our experiences has taught us that we have a category of HOPWA eligible individuals who cannot afford to live in a 1 or 2 bedroom unit and who need assistance to be successful in an independent living environment. We believed that Shared Housing is a means of helping these individuals. Shared Housing aims to reduce homelessness, reduce dependence on public funds by providing low-cost housing alternatives, and to help struggling individuals by connecting them to vital community resources to empower them to be successful in independent living environments.

Target Population: MODCO is proposing a Shared Transitional Housing Program to offer HOPWA eligible low-income males 18 years and older an affordable housing solution to prevent homelessness, sustain medical care and foster independence through a nontraditional housing solution that includes housing case management services and connections to vital community resources through the existing HOPWA Continuum of Care. We are requesting \$66,849.38 which include 8,569.08 star-up cost and 4,373.00 in funding from the **uncommitted** FY 2018/2019 HOPWA Funds to increase our HOPWA Housing inventory and add another type of housing opportunity to our tool box. Specifically, this funding would allow MODCO to increase its' housing capacity from 21 to 25 through a master lease agreement to utilize a 4 bedroom 2 ½ bathroom single family home to provide shared transitional housing for 4 males who are currently homeless or recently released from jail/prison and not equipped to be successful in an independent living environment for 12 months starting November 1, 2018 because of the paperwork required for implementation.

Shared Housing Structure

- Master Lease Agreement with MODCO and Homeowner
- Month to Month Lease with MODCO and Tenant
- Tenants will have separate/private bedrooms but share common space such as bathrooms, living room, dining room, kitchen, etc.
- HOPWA will subsidize units individually, and tenant will enter into a rental agreement and will be required to pay 30% of total monthly income for rent.
- Utility allowance will be based on the fair market rate for a 4 bedroom single family home. Monthly utility amount over the utility allowance will be split between each tenant in equal portions for payment.
- MODCO will provide Housing Case Management that will facilitate a intake and needs assessment process that will be used to develop individual housing plans for each client and connect client to rap around support services.
- Clients will be required to follow existing HOPWA policies, procedures and programmatic functions that include: like skill training, mentoring, support groups, therapy, job training and placement.

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Project Measurements & Outcomes

Objectives 1:

Project participants will have increased knowledge of life skills; financial management, coping skills, socialization, educate on how to take care of themselves and their living spaces, cleaning cooking, shopping and other tasks they must master to be independent and live on their own.

Objective 2:

Reduce recidivism amongst the project participants that participates in the program, and make arrangements for counseling services if needed.

Objective 3:

Access to part-time/full-time jobs and employability skills training needed to keep a job.

Objective 4:

Prior to completion of program, tenants will be connected with HOPWA housing case management and local housing organizations to assist them in finding an independent place to live once they are ready to leave the program.

Objective 5:

To increase opportunities for permanent housing and homeownership through housing case management for all program participants.

Program Evaluation:

A quarterly in-house audit will be conducted to evaluate longevity of and program outcomes for each individual tenant. Furthermore, a pre/post survey measuring client's perceived sense of knowledge and improvement of basic life skills gained, will be distributed to tenants at entrance and at exiting the program regardless of the reason for their departure.

Budget**Staff Salaries**

CEO @ %5 \$119,480 X 5%	5,974.00
Property Manager/Housing Coach @6% - \$42,000 X 6%	2,520.00
Contract Manager @ 5% \$46,698 X 5%	2,335.00
	10,829.00

Fringe Benefits**@22%**

2,382.38

**Total Salaries & Fringe
Benefits****13,211.38****Operational Direct Cost**

Master Lease \$2,800 X 13 - (One month additional for Security)	36,400.00
Lawn Maintenance \$200.00 X 12	2,400
Pest Control \$100 Bi-Monthly	600
Tenant Utility Allowance (Electric, gas, water) 108 per month X12	1,296.00
	53,907.38

Startup Costs

Electric Deposit	\$1,000.00
Water/Sewer Deposit	1,000.00
Furniture (Bedrooms, living room, and dinette)	2,900
Appliance (Refrigerators for Bedroom) 4 X \$661ea.	2644
Cleaning Supplies (Kitchen, Bathroom, Etc.)	350
Door Locks	175
Linens \$125X 4 (Bedding, towels, soap Etc.)	500
	\$8,569.00
Administrative	\$4,373.35

Total**\$66,849.38**

- CEO will Spend an additional 5% of her time monitoring & evaluating this housing project
- Property Manager will spend 5% of is time coaching, mentoring and monitoring clients
- Contract Monitor will spend 3% of her time performing operational functions & 2% providing support services to these clients.