

Metropolitan Savannah Rotary Annual Service Organization Application

Metropolitan Savannah Rotary (MSR) intends to support, both financially and through volunteer support, organizations that make Savannah a better, stronger, more livable community. The chosen organization will preferably have a mission that allows for projects with a tangible impact that will provide lasting results for years to come. Applicants are encouraged to be creative and put forth projects in their applications that will bring positive, long lasting effects to a wide range of citizens and the community in Savannah. Funds cannot be applied to overhead, operating costs or marketing. Funds should be directed toward specific projects articulated through our application process. Applicants should seek to incorporate our members' volunteer time into their application.

All projects will be reviewed by Metropolitan Savannah Rotary and finalists must be able to attend an in-person interview during the week of **April 23, 2018**, at a schedule to be determined **between 2:30-5 p.m.** Selected finalists will be notified by **Friday, April 6, 2018**. Recipients must be a 501(c)(3) organization.

Metropolitan Savannah Rotary will partner with one organization for one year (**beginning July 1, 2018**) providing volunteer support once a quarter (four events) in addition to financial support that will be awarded twice per year (\$3,750 in December and the remainder of the grant in June). A minimum of \$7,500 will be awarded with an opportunity for additional funds based on the success of Metropolitan Savannah Rotary events throughout the year with a maximum of \$10,000 awarded. MSR prefers to be the major funder for the proposed project but does not have to be the sole funder. It is very important to MSR that there be opportunities for hands on service projects quarterly at a minimum. *The applicant is responsible for the conception, implementation, and management of the project.*

Applications should be submitted in ONE pdf document via email to service@metrosavannahrotary.org no later than Friday March 30, 2018.

The applicant who will be chosen to be the annual service organization for Metropolitan Savannah Rotary will be notified at the end of May 2018 and will be asked to meet with our selection committee in June 2018 and speak at one of our July 2018 Program Meetings at 12:00 p.m. Should you have any questions during the applications process, please contact Daniel Weiner at service@metrosavannahrotary.org.

1. Exact legal name of the requesting organization:

Chatham Savannah Authority for the Homeless (CSAH)

2. Organization's primary contact person for the application process; include their email address and phone number:

Cindy Murphy Kelley, Executive Director, ckelley@homelessauthority.org

Office: 912.644.7945

Cell: 612.703.7716

3. Organization mailing address, physical address, phone number and website:

Mailing: PO Box 8936, Savannah, GA 31412

Physical: 761 Wheaton Street, 3rd Floor, Savannah, GA 31401

Phone: 912.790.3400

www.homelessauthority.org

4. Organization's primary contact person for the implementation and management of the project; include their email address and phone number:

Cindy Murphy Kelley, Executive Director, ckelley@homelessauthority.org

Office:912.644.7945

Cell: 612.703.7716

5. Organization's Tax Identification Number:

58-1928701

6. Is the requesting organization classified by the IRS as a Section 170(b)(1)(a) organization or Section 501(c)(3) "public charity" that is not a Section 509(a)(3) "supporting organization" or "private foundation"? Please attach 501(c)(3) letter or other supporting documentation.

Attachment 1

YES

NO

7. Organization's Mission Statement:

The mission of the Chatham Savannah Authority for the Homeless (CSAH) is:

To lead the effort to build and sustain community practices to eliminate homelessness.

Organization's fiscal year beginning and end: January 1 – December 31.

8. Organizations' total budgeted revenues and expenses for current fiscal year:

Operations budget: Revenue - \$1,218,942

Expense - \$1,216,853

Does not include the project development budget for The Cove at Dundee (Tiny House for Homeless Veterans). This budget is \$1.7 million. At present \$511,186 has been raised (or committed) in cash. Additional professional in-kind (engineering, architecture, environmental, developer, piping, fill, and support for 24 of the 72 units at \$585,000).

9. Organization's top three (3) sources of revenue and amount from each source:

Contracts: 1) HUD - \$410,592

2) State of Georgia - \$213,462

3) City of Savannah - \$190,000

10. Please attach a list of your current officers and directors.

Attachment 2

11. In which of these six areas of focus does the proposed project relate?

- Peace and Conflict prevention/resolution
- Disease prevention and treatment
- Water and Sanitation
- Maternal and Child Health
- Basic Education and Literacy
- Economic and Community Development

The Cove at Dundee is primarily an Economic and Community Development project. Housing for the homeless provides stability, allows for to residents seek and secure consistent employment. The project will also significantly reduce un-reimbursed community costs such as emergency room care and local social services (nonprofits).

Note that because homeless residents targeted in this request are primarily living in homeless camps, that this project will also address Water and Sanitation and Disease Prevention and Treatment. Water and sanitation because the deplorable living conditions in the camps (no sanitation/no garbage pick-ups) contribute to significant pollution in our canals and wetlands. Much data reveals that when residents stabilize in housing they are more likely to consider and comply with Disease prevention and treatment recommendations for chronic conditions. Stable housing also reduces further health decline for those issues exacerbated by harsh lifestyles in homeless camps and emergency shelters.

12. Please submit a narrative of the project(s) to be funded by Metropolitan Savannah Rotary. Please include how this program will make Savannah a stronger, more livable community, and what will be the tangible lasting impacts (approximately 500 words or less).

CSAH is excited to lead the effort to make a long-term positive impact on the lives of 72 homeless veterans by building a Housing First, Tiny Home Community at 75 Dundee in Savannah. Last year, CSAH and its partners served 4,513 (unduplicated) homeless persons. Of these, 289 persons are veterans. Our homeless population is increasing, our 2014 count was 3,997 persons.

Fifteen-thousand (15,000) persons in our community are wait listed for affordable housing. Twenty-one homeless camps house hundreds of persons unable to access housing. To address this issue, CSAH decided to develop a small housing project to encourage nonprofits to develop affordable homes. Limited community capacity produced no results. So, the CSAH board re-considered its approach. The outcome was the purchase of 3.25 acres and a much larger but more impactful effort. This project, more than three years in the planning breaks ground on April 2. We plan to house 24 veterans in 2018.

This Shelter Plus Care Project follows *Housing First* best practice. Simply, Housing First means the priority is to house individuals allowing for stabilization. Once stable, residents build capacity to address issues in their lives. For many years, programs used a backwards approach...push individuals to comply (mental health treatment, substance abuse treatment, employment, etc.) without recognizing that housing is a basic need. Housing offers security, stability and allows the traumatized brain to quiet over time and for many, to make choices that improve the overall quality of life.

It is important to mention that the size of housing is a critical project success element. Old housing stock with poor insulation and large rooms is expensive to heat and cool and contributes to evictions for low income residents. Area rising rents and a commitment by local government to favor market-rate housing (not ensuring that affordable housing is built in every community and new development), adds to the lack of options for homeless persons.

Thank goodness for HGTV! This cable station unknowingly supports our project marketing and fund development efforts (at no charge). Final project approval was aided because of the average person's understanding of tiny house living. A Tiny Home is a wonderful option for homeless residents. It is permanent housing, it is cost effective to build and maintain and each home supports living with safety (community), security (front door key) and the opportunity for residents to improve health outcomes.

Our Tiny Homes are constructed like the average home in our community. The exterior is cement board, the roof is 5V metal, the interior is pine tongue and groove, the floor is ceramic tile, there is heat, A/C, a ceiling fan, hot water, a kitchenette and a bathroom with shower. A high ceiling offers a spacious feel and a bed doubles as a sofa. Encouraging the indoor/outdoor lifestyle loved by other residents, each home also has an out-door picnic table, grills and benches. Gardening and a chicken coop will encourage healthy living.

When our homeless veterans are housed they become *veterans living in a shared community* and 'homeless' drops from the conversation.

13. Please submit a proposed project schedule.

SCHEDULE:

Pre-Planning 2014 – This period coincided with the CSAH strategic planning process. Initial data results indicated an affordable housing crisis, significant lack of nonprofit developers to fill the affordable housing need, and inadequate investment in housing by local government. The CSAH board decided to develop a small (12 home) Tiny House Project for homeless veterans (\$200,000 project).

Planning 2015 – A 16x8 model Tiny Home was built and parked at 704 Wheaton Street to market the concept to the community. A search for land began and twice CSAH walked away from suitable land for the project given neighborhood resistance.

Phase I

2016 – A concept presentation of the project was provided to City Council and County Commission. We began meeting with City of Savannah Development Services to determine barriers (1st project of its kind in Georgia). Project grows dramatically in size as land is finally secured (3.25 acres) where a homeless camp existed. The land size allows for 72 Tiny Homes plus three Clubhouses to provide gathering space and laundry facilities for residents (\$1.7 million project). Substantial professional in-kind services are secured including the lead developer, engineering firm, architectural firm, environmental testing firm and arborist services. Fundraising for the project begins.

2017 - Project is designed as a Planned Unit Development (PUD) and receives final approval in September. Financial requests to the City of Savannah and County of Chatham for \$200k each were denied. Cash gifts secured from individuals, businesses and small foundations surpass \$400,000. County and City are notified of CSAH intent to ask for re-consideration in the 2018 budget year. Preparation begins for substantial asks to major donors. Plans firmed by the Project Team for a three-phase building approach to manage project cash flow.

2018 – Infrastructure bids are opened on February 22. Dustcom Limited is selected for the infrastructure including water, sewer, clearing/grading/demo, erosion control, storm drainage and ADA compliant paving. The bid is over budget and three sub-contractors step up and provide professional materials and labor in-kind to allow for the planned April 2 start date. A major corporation commits to building materials for one village (\$120k). A local law firm commits to a substantial gift and is working to secure gifts from others. The capital campaign continues. Twenty-four homes and one Clubhouse are planned for 2018. Residents will be selected and move in before the Christmas holiday.

Phase II – 2019 – Completion of next two villages (24 homes) and 1 Clubhouse.

Phase III – 2020/21 – Completion of the last two villages (24 homes) and 3rd Clubhouse. This portion of the project is more expensive given the substantial fill need in the back part of the property to comply with flood levels.

14. Please submit a narrative detailing hands-on volunteer opportunities for Metropolitan Savannah Rotary members. It is important that MSR is able to participate as a club in large-scale, quarterly volunteer opportunities with the selected service partner. Please provide details of any volunteer opportunities to include the approximate number of volunteers needed at each event, age restrictions, relevant physical requirements, etc. What factors could limit participation by our members, friends and family?

As you may surmise from the project timeline and the financial commitment we have made to raise the funds (no bank loans), the more we must count on volunteers to complete specific elements of the project.

The Tiny Homes do not contain a stove. Rather, residents will be able to cook with a microwave, a hot plate and a crock pot. However, like many of us we anticipate that outdoor grilling will be a high priority.

VOLUNTEER NEEDS/some or all projects:

- A. We need **eight grills built** (one to share for each three homes). These would be permanent grills built with mortar and heat resistant bricks. We think they should be round in structure, but they may be square. At present, we are researching the best metal grill cover, and this will determine the shape of the grills built. The grills will be fired by charcoal and be close to the ground. I could use some help with design if your members are interested in the project.
- B. We would also like to have **two benches (16 total)** constructed for each grill to allow residents to sit, as well as place plates of food while cooking. These can be backless benches.
- C. We have a commitment for landscaping for Village I. We will also need **landscaping for Village 2**. Village I landscaping (done by the Downtown Garden Club) can be used as a model for Village 2.
- D. We would like to keep **chickens for residents** have access to fresh eggs. We would need a coop designed and built where the chickens remain within the enclosure.

15. Exact dollar amount requested:

\$10,000 – This request will cover the cost of materials to complete one Tiny Home. Labor is additional as the project includes both in-kind labor and future contracted labor.

We would work to secure donations for the four volunteer projects to cover this cost.

16. What is the budget for the project? Please provide general budget, does not have to be very detailed.

1. Land acquisition (0% interest)	181,300
2. Unit Furnishings	25,200
3. Infrastructure (piping, utilities, erosion control)	250,000
4. Site improvement	125,000
5. 48 units @ \$10,000 each (24 in-kind)	480,000
6. 3 Clubhouses @ \$65,000 each	195,000
7. Labor	246,000
8. Contingency, Construction	75,000
9. Legal/insurance	18,000
10. Permits	83,000
11. Reserve Fund, Operations	50,000
TOTAL	1,728,500

DNI professional in-kind: Engineering, architecture, environmental testing, arborist, developer fees - estimated at \$225,000. In-kind for 24 units (materials & labor) at \$360,000.

17. Will the project have financial support in addition to the funds provided by the Metropolitan Savannah Rotary? If so, from what sources?

This large project will have multiple financial supporters (large and small donors), corporations and foundations as well as multiple in-kind supporters. Also note the substantial professional in-kind given and committed.

18. Will the organization accept partial funding of the project budget?
Yes.

19. What is the plan to promote MSR as a partner if selected?

We will have a formal donor acknowledgement event (Open House event). Donors who provide the materials cost for one home (\$10,000) will have a plaque placed on the exterior corner with the

following wording – THIS HOUSE WAS MADE POSSIBLE BY THE GENEROUS SUPPORT OF...NAME.
Donors will be listed on our website beginning July 1, 2018. Special arrangements for another media
visibility can be made with the Executive Director.