

Rebuilding Together Broward County

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August 18, 2017

Alphonso Jefferson, Jr., Assistant County Administrator
 Broward County Administration
 115 S. Andrews Ave, Rm 409
 Fort Lauderdale, Florida 33301

RE: Minor Repair Pilot Program Informal Proposal

Dear Mr. Jefferson,

We are very thankful for the longstanding partnership between Broward County and Rebuilding Together Broward. We appreciate this opportunity to provide and informal proposal for a Minor Repair Pilot Program.

Rebuilding Together Broward County is a local affiliate of the nation's largest nonprofit network dedicated to ensuring a safe and healthy home for every person while improving the existing low-income housing stock. Incorporated in 2003, Rebuilding Together's mission to *Preserve and restore safe and healthy homes for homeowners in need.*

Given our mission, and prior work in the BMSD area, we believe that this pilot project is in line with our Safe and Healthy Homes Program that we currently administer throughout Broward County.

Thank you again for this opportunity and we are all excited to see this partnership continue and grow.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robin Martin".

Robin Martin
 Executive Director

Mission:

Preserve and restore safe and healthy homes for homeowners in need.

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Rebuilding Together Broward

Safe and Healthy Homes Minor Home Repairs Pilot Project Detailed Program Proposal

A. Organization History

Rebuilding Together Broward County, Inc. (Rebuilding Together) is a local affiliate of the nation's largest nonprofit organization dedicated to ensuring a safe and healthy home for every person while improving the existing low-income housing stock. Incorporated in 2003, Rebuilding Together's mission to *Preserve and restore safe and healthy homes for homeowners in need.*

In partnership with the community, our primary goal is to eliminate unsafe and deplorable living conditions for low-income homeowners who are elderly, veterans, and/or have disabilities. To accomplish this, we provide homeowners with critical home repairs, accessibility modifications, and energy-efficient upgrades. Our work creates safer and healthier environments, and makes it possible for people to live in their own homes independently and for longer periods of time.

Rebuilding Together works to make a sustainable impact in our community by addressing quality of life issues through the provision of critical home repairs and improvements at no cost to the homeowner. Rebuilding Together's activities have a direct impact on: (1) retention of low-income home ownership and improvement of affordable housing stock, (2) health, safety and independence of vulnerable populations, and (3) community and neighborhood revitalization.

Since its inception, Rebuilding Together has made immediate, long-term, and significant health and safety repairs to nearly 450 homes, changing the lives of more than 1,000 individuals. The retail value of Rebuilding Together services is estimated at more than \$4,000,000 based on financial donations, volunteer labor, and donated materials and supplies offered by dozens of local businesses and companies.

With the support of funding such as this, Rebuilding Together Broward was able to provide home improvements and renovations to over 50 homes in the community over the last 12 months. All of the homes were owned by low income homeowners that were elderly, veteran or disabled and the homes were primarily located within areas of high concentration poverty, blight and need.

Broward Municipal Services District

Over the last year, Rebuilding Together has provided home improvements, community revitalization efforts, on over 10 homes within the BMSD area.

If awarded a pilot project for Minor Home Repairs, Rebuilding Together will plans to assist a minimum of 20 homes in the BMSD area over the calendar year. Additionally, host a MLK Day of Service Block Rebuild project scheduled in January 2017.

B. Program Information – Overall Program

1. Program Contact: Robin Martin, Executive Director
2. County Served: Broward County
3. Numbers to be Served: 50 homes, over 75 individuals
4. Population Served: Primary efforts are focusing on Low Income: Elderly, Veterans and Disabled. Secondly, we work with volunteers to provide the renovations and services.
5. Total Amount Requested: \$10,000
6. Total Program Budget:

	2017
Ordinary Income/Expense	
Income	
60100 · CONTRACTS	50,000.00
60300 · GIFTS	10,850.00
60400 · GRANTS	180,000.00
60500 · IN-KIND CONTRIBUTIONS/SERVICES	190,000.00
Total Income	430,850.00
Expense	
70200 · FACILITIES	14,000.00
70300 · GENERAL OPERATIONS	10,850.00
70400 · IN KIND CONTRIBUTION SVC / EXP	190,000.00
70600 · LABOR & BENEFITS	172,500.00
70800 · PROGRAMS & SERVICES	8,500.00
70900 · RENOVATIONS & IMPROVEMENTS	35,000.00
Total Expense	430,850.00
Net Ordinary Income	0.00

7. Budget Narrative:

All of the budget is developed towards the end goal of creating safe and healthy homes for homeowners in need and is calculated from actual expenses incurred year over year to ensure that we are able to provide home improvements to an average of 50 homes. All monies are focused on the work necessary to do improvements on homes and impact our community.

Without each of these budget categories, we would not be able to provide the **level** of services, which are still lower than the current need in our community.

On average, we want to provide each home with a minimum of \$1,500 worth of home improvements and safety upgrades. This budget allows us to provide direct cash upgrades, labor and materials, and leverage this with in-kind material and services.

C: Program Rationale - Statement of Demonstrated Need/Problem

A home that is safe and healthy is at the core of a thriving family. However, housing continues to be one of Broward County community challenges. Rebuilding Together serves vulnerable and at-risk Broward County homeowners, including elderly, disabled adults and children, as well as veterans. Assistance is targeted at homeowners who have been unable to keep up with preventative maintenance due to their age, physical ability, and financial resources.

Consequently, their homes have fallen into interior and exterior disrepair. Rebuilding Together is often the last hope for a family struggling to keep up with expenses such as food, utilities, healthcare, medicine, insurance, and property taxes. These families lack resources for home maintenance, which becomes major health and safety hazards when ignored.

All Rebuilding Together clients must have a total household income of no more than 50% of the area median income in Broward County. However, over 85% rely on Social Security as their sole source of income, and they fall well below the poverty level.

60% of the housing stock in Broward County is at least 30 years old. Many the homeowners served live in low-income communities that are blighted and are in need of community revitalization. According to HUD, the average person spends more than 70% of his/her time at home. Elderly and disabled individuals spend nearly 90% of their time at home.

D: Program Description

Rebuilding Together's signature *Safe & Healthy Homes Program* allows low-income households to maintain home ownership and age-in-place with the necessary safety upgrades. By addressing these issues and populations, Rebuilding Together is providing accessibility, health, and safety and preventing the need for additional household, community, and public interventions and services. Rebuilding Together's objective is to restore safe, healthy and sanitary living conditions with significant quality of life improvements that have an immediate impact and are long-term solutions.

Home repairs are among the most cost efficient and effective strategies to address quality of life issues like comfort, security, and independence while supporting emotional household needs and stimulating pride of home ownership.

Home repairs included a wide range of improvements depending upon the needs of the individual homeowners. However, all homes are provided with a 25-point Health and Safety

Assessment and work is prioritized to ensure that the home has the improvements necessary to be deemed a Safe and Healthy Home by Rebuilding Together Broward Standards.

The program is ongoing and projects are done throughout the year. During the year, we have 4 large project days in which we gather community support to provide improvements for upwards to 5-10 homes at one time, and then work on 1-2 homes additionally each month. The projects are done as the homes are needed and scheduled in connection with volunteers and donors.

Clients access our services through referral and an application process. We are well known in our community and referrals come from numerous sources. We have also begun working with Meals on Wheels and the Center for Hearing and Communication to identify elderly clients that they serve who may be homebound and living in deplorable situations. Together, we will all provide services that ensure health: through food, mental health services and their home environment.

Every Rebuilding Together project is a product of collaboration. For each project, Rebuilding Together recruits skilled labor, materials, and volunteers at a discounted rate or no cost. Rebuilding Together collaborates with partners such as Nova Southeastern University Occupational Therapy Department to provide comprehensive safety assessments on all applicable projects and long-term household protocol for ongoing health and safety.

E: Program Outcomes:

Rebuilding Together respectfully seeks support to help provide repairs and/or rehabilitation to a minimum of 50 Broward County, Florida homes, ensuring that over 50 low income seniors, disabled persons, and veterans can live in a healthier residential environment.

The following Seven Principles of Safe and Healthy Homes guide all the work that Rebuilding Together Broward does to create and maintain safe and healthy housing:

Keep it DRY - Keep it CLEAN - Keep it PEST-FREE - Keep it SAFE –
Keep it CONTAMINANT-FREE - Keep it WELL VENTILATED - Keep it MAINTAINED

Our goal is to encourage long-term residency and stability by increasing the number of safe and healthy housing units. To achieve this, we have the following measurable outcomes:

1. Make repairs and improve structures of target residents: the elderly, disabled, veterans, and families with children and other homeowners who show a commitment to make a sustainable change in their lives.
2. Improve physical health and safety by mitigating exposure to lead and safety risks within the home.
3. Create a home environment that allows an elderly homeowner to safely age in place with dignity and independence.
4. Encourage community engagement for those we serve through volunteerism and partnering with other organizations.

Improvements **to** homes and nonprofit community facilities are tracked, measured, and evaluated regularly with a common set of criteria including number of homes and nonprofit

facilities improved, number of residents served, demographics, health, and disability status of persons served, type and quantity of repairs, retail dollar value of work performed, value of donated labor and materials, number of organizations, donors, sponsors, and volunteers involved, and total project expenses.

Public Relations Plan – With every project/grant, Rebuilding Together seeks to inform and share with the community the significant work and support that we have. Grants are aligned with home projects and Press Releases are sent to the local major papers, including interview/photos that are shared. All projects/grants are shared through our electronic marketing and social media outlets such as Facebook and Instagram and sent out in e-blast format. Our total email/social media reach is over 6,000 people within our community.