



MEMORANDUM

---

DATE: 8/6/07  
TO: Lee Ann Lowery  
FROM: Jon DeCarmine, Executive Director  
SUBJECT: Status of One-Stop Facility Funding Search

Lee Ann:

I am writing to provide you with an update on potential sources of funding for the GRACE Marketplace One-Stop Center. The Office on Homelessness has continued to search for funding opportunities suitable for use to renovate the proposed GRACE Marketplace facility. To date, we have identified potential planning and/or renovation-related funding opportunities, as well as additional sources of funding to assist in the development of housing upon reaching that phase of One-Stop implementation. Each of the identified sources, however, carries with it conditions that the current framework within which we are trying to establish the Center does not satisfy, particularly as it relates to the minimum length of time for which applicants will have site control of the proposed location. As our relatively short time commitment to the One-Stop project precludes us from accessing available funding, we may want to consider adjusting certain components of the project to make available more potential funding sources.

Below, please find summaries of potential funding sources identified to date. If you have any questions about these programs, feel free to contact me at 352 372 2549 or via e-mail at [jd@acha-fl.com](mailto:jd@acha-fl.com). Thank you for the work you continue to do to make the One-Stop Center a reality in Gainesville.

Sincerely,

Jon DeCarmine

CC: Jim Hencin; John Skelly; Gail Monahan; Pegeen Hanrahan; Rodney J. Long



### **Kresge Capital Challenge Grant Program**

**Source:** Private Foundation

**Currently Open:** Yes (Rolling deadlines) The Program Officer suggests submitting proposals five months prior to the next scheduled Selection Board meeting, currently set for December 2007

**Avg. Award:** \$130,000 - \$600,000

**Conditions:** Applicant must hold title or have a long-term lease (minimum 5 years) on property. Foundation request must complement larger giving campaign and cannot be the largest donation to the campaign

**Summary:** The purpose of this program is to fund eligible nonprofit organizations to cover immediate capital needs and build capacity for sustainable growth. The program is designed to challenge applicant organizations to raise the balance of funds and complete campaign goals. The program will support projects that reach out and build long-term relationships with new donors and volunteers and that focus on increasing opportunities for future development. Funds through this program can be used for:

- Construction and renovation of facilities;
- Purchase of major equipment or an integrated system for a total cost of at least \$300,000; and
- Purchase of real estate and conservation easements

Before applying, applicants must recruit campaign volunteers, secure leadership gifts, and develop firm project costs. According to the program officer, a request is more likely to be funded if the cost estimates are based on design development drawings or construction documents at the time of the trustees' decision. There are no match requirements for this program. However, the program provides funds only for up to 33 percent of any funds left to be raised to meet total project costs. For example, if the project cost totals \$1 million, of which \$500,000 is left to be raised, the program will provide around \$130,000 to the project.<sup>1</sup>

The program officer stated that the typical program budget is \$120-\$130 million in a single year. Approximately 33 percent of all applications get funded annually.

### **Kresge Foundation Green Building Initiative (Can be used in concert w/ Capital Challenge Grant)**

**Source:** Private foundation

**Award Amount:** \$25,000 - \$100,000

**Currently Open:** Yes (Rolling deadlines)

**Conditions:** Applicant must hold title of the land where building is located

**Summary:** The purpose of this program is to assist organizations in the planning of a green building project. A green building draws minimally on non-renewable resources and gives priority to respecting the physical environment in its design, construction, and operation. Additionally, green buildings often balance environmental responsiveness, resource efficiency, and community and cultural sensitivity. The program will assist with the up-front costs associated with investigating sustainable building design such as planning costs.

Activities supported by this program include:

- Professional services to facilitate charrettes during the pre-design phase;

---

<sup>1</sup> Telephone conversations with Kresge Foundation Program Officer; April 18, 2007; August 2, 2007



City of Gainesville/Alachua County  
Office on Homelessness



- Energy analysis and modeling;
- Material analysis;
- Ecological site planning;
- Commissioning expenses associated with the planning process; and
- Costs associated with Leadership in Energy and Environmental Design (LEED) or registration with the United States Green Building Council (USGBC) and initial documentation

Before applying to the program, applicants should have made a commitment to construct/renovate the facility, secured site control of the property, and hired an architect and mechanical engineering professional. The program officer stated that local governments are eligible to apply for this program as long as they hold 501(c)(3) status and hold the title of the land where the building is located. In the previous year, the program officer stated that applicants may apply during the planning stages. If they have received an award from the Capital Challenge Grant Program, applicants may also receive an award from this component if the structure is certified by the US Green Building Council.

Information on these and other grant programs available through The Kresge Foundation is available online at <http://www.kresge.org/>.

**Lowe's Charitable and Educational Foundation Grant Summary**

**Source:** Private foundation

**Award Amount:** \$5,000-\$25,000

**Currently Open:** Yes (Rolling deadlines)

**Conditions:**

**Summary:** The purpose of this program is to support the communities served by Lowe's stores through funding provided to public education, community improvement projects, and home safety initiatives.

"Community improvement" includes:

- Park and neighborhood beautification and enhancements;
- **Building repair/renovation and landscaping enhancements of facilities serving the community;**
- Outdoor learning environments, such as educational gardening projects
- Community garden, park, or playground projects; and
- Community clean-up initiatives; and

All community improvement projects must benefit the community at large. Preference in K-12 public school projects is given to projects located in communities where Lowe's operates stores and where Lowe's volunteers can be utilized.



---

## Housing-Related Grants

### Emergency Shelter Grant

**Source:** Florida Dept of Children & Families/U S Dept of Housing & Urban Development

**Currently Open:** Yes Inquiry letters due August 15 Applications due September 5, 2007

**Award Amount:** \$1.9 million (Shelter-related – max award varies by project type);  
\$875,000 (Prevention - \$100,000 max award)

**Conditions:** Requires use of facility as an emergency shelter for a period of either three or 10 years, depending on the extent of renovation/rehabilitation

**Summary:** The purpose of this program is to support projects that assist the homeless and those at risk of becoming homeless as part of a Continuum of Care model. This program will provide safe and sanitary emergency and transitional shelters, as well as essential support services needed to improve the situation of homeless individuals.

There are two primary components of this program – facility proposals, and prevention proposals. The purpose of the Facility Proposal component is to improve the quality of emergency shelters and transitional facilities for homeless persons, make additional shelters available, cover the costs of operating such facilities, and provide essential support services. Such shelters will serve a variety of homeless individuals and families, with no restrictions on eligibility or further targeting. Applicants must provide either emergency overnight shelter or transitional housing facilities to the homeless and have case management, information, and referral capabilities to assist shelter residents. All applicants must also cooperate with other regional service providers.

Projects that receive funding for shelter conversion, major rehabilitation, renovation, or rehabilitation **must maintain the facility as an emergency shelter** for the following periods:

- Shelter conversion and major rehabilitation – 10 years;
- Shelter rehabilitation – 3 years; and
- Shelter renovation – 3 years

Priority is given to projects that make available emergency shelter beds to house entire families intact and/or youth, shelters that can provide comprehensive case management, and to shelters that are able to transition residents from shelters into permanent homes.

**[Update 9/10/08: Recent changes to the ESG program now allow facility dollars to be used for “soft shelters” such as tent cities.]**



City of Gainesville/Alachua County  
Office on Homelessness



**Homeless Housing Assistance Grant**

**Source:** Florida DCF

**Award Amount:** \$5 million statewide, up to \$750,000, per Continuum, per year, though DCF sometimes grants two awards to projects in the Continuum catchment area (\$1.5 million total), provided they are in different counties

**Currently Open:** No

**Conditions:** Applicant must be ACCHH. Housing built must be reserved for occupancy by homeless people for a minimum of 10 years.

**Summary:** This state grant program can assist in the construction of new, or repair of existing housing for the homeless. The housing assisted may be either permanent housing or transitional with supportive services linked to the residents. As a condition of receiving those grant dollars, the housing built shall be reserved for occupancy by homeless persons or families for at least ten years.

Housing projects to be assisted must be contained and consistent with the local homeless continuum of care plan. This plan details the array of homeless services available and need, to address prevention, outreach, sheltering, services, and housing for the homeless in that community.

The applicant for the grant can only be the designated lead agency for that local homeless continuum of care plan. The lead agency applies on behalf of specific housing sponsors and/or development teams. The grant is distributed in an annual competitive application cycle. While there are no limits on the number of project applications that may be submitted from a community, the state cannot award more than two grants to any given continuum of care in a given year.

The grant is funded at \$5,000,000 for fiscal year 2007-08. Individual project awards are limited to \$750,000. No matching funding is required, but the leveraging of other sources of funding is a grant selection criterion.