



Porchia Family Center
4350 California Avenue
Little Rock, AR 72206

Date: November 5, 2019

To: Board of Directors

From: Sydni Curry- Director of the Porchia Family Center

Subject: Proposal for an apartment complex for the working homeless

The purpose of this proposal is to present my ideas on an apartment complex for the working homeless.

Summary

The homeless rate in Arkansas is on a constant rise. The population for homeless people has increased from 2,467 to 2,712 in the year 2018. Around 46% of those homeless are unsheltered. Little Rock comes in as #2 for the highest rate of family homelessness, with 131 people compared to Fayetteville, NC with 230 and Pasadena, CA with 104 people. Around 240 of those homeless are youth.

Public schools have reported that around 11,984 students have experienced homelessness. 1,014 were in shelters, 268 were unsheltered, 524 were in hotels/ motels, and around 10,174 were doubled up.

The city of Little Rock implemented the Bridge to Work program in April of this year. This program will allow the homeless to be paid \$9.25 an hour to pick up trash around the city. This has been a success so far with 380 people already apart of the crew. 130 sites have been cleaned, 2,056 bags filled with trash, and 1,821 hours worked since the program started.

I have come up with a plan to keep reduce the homeless population drastically. There are several abandoned hotels/motels in the Little Rock area. One abandoned building caught my attention, The old Little Rock Job Corps center. This building was built in 1981 and was abandoned in 2008. The eight-story building is now owned by LEDIC. In 2013, the LEDIC had the idea to turn the building into a home for pregnant teens, but the proposal was rejected. In 2016, the LEDIC sent proposal to the Little Rock Board of Directors for a mixed-income housing facility for elders. This project will be paid for using the Low-Income Housing Tax Credits. This proposal was also rejected by the city.

Not only will this apartment complex be for living, it will also offer a couple beneficial amenities such as computer classes, washer and dryer, and career training, and other services. I also know that a few of the working homeless are drug addicts. Everyone who applies for housing will be

drug tested everyone month. This will be mandatory for all residents. We will be a smoke free environment, and apartment inspections will be done every four weeks.

Introduction

The homeless rate in Arkansas is on a constant rise. The population for homeless people has increased from 2,467 to 2,712 in the year 2018. Around 46% of those homeless are unsheltered. Little Rock comes in as #2 for the highest rate of family homelessness, with 131 people compared to Fayetteville, NC with 230 and Pasadena, CA with 104 people. Around 240 of those homeless are youth.

Public schools have reported that around 11, 984 students have experienced homelessness. 1, 014 were in shelters, 268 were unsheltered, 524 were in hotels/ motels, and around 10, 174 were doubled up.

With the weather constantly changing, people are at a higher risk of getting potentially ill. I see the same few homeless people in my community daily in the same spot. It breaks my heart to know that they do not have the proper shelter to protect them from the dangerous streets of Little Rock. This area is particularly high in crime rates.

The city of Little Rock implemented the Bridge to Work program in April of this year. This program will allow the homeless to be paid \$9.25 an hour to pick up trash around the city. This has been a success so far with 380 people already apart of the crew. 130 sites have been cleaned, 2,056 bags filled with trash, and 1,821 hours worked since the program started. This is a great idea for the city, but where will these people sleep?

I have come up with a proposal to help reduce the homeless population drastically. There are several abandoned buildings in the Little Rock area. One abandoned structure caught my attention, The old Little Rock Job Corps center. This building was built in 1981 and was abandoned in 2008. The eight-story building is now owned by LEDIC. In 2013, the LEDIC had the idea to turn the building into a home for pregnant teens, but the proposal was rejected. In 2016, the LEDIC sent proposal to the Little Rock Board of Directors for a mixed-income housing facility for elders. This project will be paid for using the Low-Income Housing Tax Credits. This proposal was also rejected by the city.

Not only will this apartment complex be for living, it will also offer a couple beneficial amenities such as computer classes, washer and dryer, and career training, and other services. This apartment complex will not be in the UALR community. I understand majority of homeless people do not have a means of transportation. The apartment complex will be equipped with several vans for the residents to take advantage of. Each van will run at specific times of the day. The cost of these transports will be optional and included in the monthly rent. The final construction would take about 13 to 15 months.





There are four tasks that we will need to fulfill before the plan may be implemented:

Task 1: Analyze other Proposals

Task 2: Develop a team

Task 3: Talk to LEDIC

Task 4: Present proposal to the Board of Directors

Proposed Tasks

Task 1: Develop a team

The first step in this process is to develop a team. The Porchia family center will not have the funds to cover this completely, nor will we be able to complete this big of a task without a few supporting leaders by my side. I will begin to reach out to non-profit organizations that could potentially help me with the success of this project. The center wants to bring in substance abuse counselors, fitness junkies, personal chefs, and many more influencers to help these working homeless people get back into the swing of everyday skills.

Task 2: Analyze other Proposals

The second step is to look at similar proposals for similar projects. I am sure that others have had ideas about how to help the homeless that I have been approved and rejected. There are several

homeless shelters in the city of Little Rock already. I want to make sure you that I am not stealing other's ideas.

Task 3: Have a conversation with LEDIC

I will need to talk to the LEDIC about buying the old Little Rock Job Corps building. I would tell them my plan for the building and present my proposal. If they are on board with the proposal, I will ask them if they would like to contribute to the project. I know that I will need a lot of help. I do not wish to buy the building from them, but I would love to us their facility.

Task 4: Present proposal to the Board of Directors

The last step would be to present the proposal to the Board. I will need to set up an appointment for a time to meet. The presentation should last about 6 to 8 minutes so they will stay engaged. Within my presentation, I will answer any questions the committee may have about my vision.

Schedule

Task	Date of Tasks (by Weeks)											
Task 1: Develop a team												
Task 2: Analyze other Proposals												
Task 3: Have a conversation with LEDIC												
Task 4: Present proposal to the Board of Directors												
	6	25	26	2	14	27	1	13	29	12	20	31
	January			February			March			April		

Budget

\$5.5 million renovations to the complex would have consisted of 43, one-bedroom units (approximately 789 square-foot/unit) and 35, two-bedroom units (approximately 1,015 square-foot/unit) with proposed monthly rents at an average of \$160 and \$250 respectively, including all paid utilities, and an on-site laundry facility. Rent will increase depending on the success of the project. Each van will cost about \$1,500 to purchase.

I would like to bring in a couple non-profit organizations that will help some of my residents with getting their life on track and teach them some new skills that are helpful. These people will be paid directly from the Porchia Family Center for their services.

Experiences

I have zero experience with this type of thing, but my passion to help those less fortunate drives me to expand my horizons. I have volunteered at a few homeless shelters, and I have taken classes with some homeless classmates. There is no way that I could possibly understand what these people go through daily.

From the age of 12, I knew that I was destined to help others in need, but I never had the resources to do so. With the city and school's support behind, I will be able to create something that will be historic for the community. I know that some of these people have developed a bond with the University District. I am in no way trying to take them from comfort zones, I am more so trying to provide them with something more than just shelter. This will be a first ever home for some of these working homeless, and I would love to be able to help them enjoy this experience and let them know that there are people that care for them.

References

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