

**Subject:** New submission from Community Development Combined  
**Date:** Friday, January 19, 2024 at 2:26:33 PM Eastern Standard Time  
**From:** jnytko@govsol.org  
**To:** jnytko@govsol.org

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| <b>General Information</b>   |
| <b>Date of application:</b><br>01/19/2024  |
| <b>Organization name:</b><br>Eden's Rose Foundation  |
| <b>Organization TIN or EIN:</b><br>Eden's Rose Foundation  |
| <b>Organization physical address:</b><br>498 1st St<br>Albany, NY 12206<br>United States<br><a href="#">Map It</a>   |
| <b>Is the mailing address different from the physical address?</b><br>No   |
| <b>Contact Information</b>   |
| <b>Primary contact name:</b><br>Gregory Sheldon  |
| <b>Primary contact title:</b><br>Executive Director  |
| <b>Primary contact phone:</b><br>518-227-1568  |
| <b>Primary contact email:</b><br><a href="mailto:gregory@edensrose.org">gregory@edensrose.org</a>  |
| <b>What is the preferred method of contact?</b><br>Doesn't matter  |
| <b>Website (if available):</b><br><a href="https://www.EdensRose.org">https://www.EdensRose.org</a>  |
| <b>Organization Info and Structure:</b>  |
| <b>Is the organization a nonprofit?</b><br>Yes   |
| <b>If nonprofit, please attach to this application proof of your organization's Tax-Exempt Status</b> <ul style="list-style-type: none"><li><a href="#">Federal-Tax-Exempt-Status-501c3-Determiantion-Letter.pdf</a></li></ul> |

**Date of establishment:**

09/25/2008

**Give a brief description of your organization. Please include information on the organization's activities or mission statement (150 words or less):**

The Eden's Rose Foundation is an organization dedicated to improving the lives of vulnerable communities globally. With a deep commitment to addressing systemic challenges, the foundation primarily focuses on providing essential services and support to low income families, underserved neighborhoods, refugees, displaced peoples, and indigenous communities. Through its holistic approach, the foundation aims to empower individuals and communities towards achieving self-reliance, while fostering a sense of dignity and respect for their diverse cultural heritages. We have been serving the Westhill, Westend, Arbor hill and South end neighborhoods since 2016.

**Provide the total number of full-time employees (if applicable):**

6

**Provide the total number of part-time employees (if applicable):**

12

**Provide the total number of volunteers (if applicable):**

27

**What is the organization's current annual budget?**

500,000

**Have you or the organization ever received any form of COVID-19 relief funds or loans specific to the negative impacts of the Pandemic?**

Yes

**If you selected "Yes" above, please specify type and amount.**

\$150,000 eidl loan

**Did your organization lose revenue as a result of the COVID-19 Pandemic? If yes, provide the amount of lost revenue (2020-2022)**

Yes

**Project Proposal**

**Applicants may choose to apply for up to 2 program areas. Please select the primary program area for which you would like to apply.**

Affordable Housing/ Housing Support

**What amount of funding is being requested (Must be at least \$100,000 and should not exceed program area totals)?**

\$250,000

**Is this a new project or expansion of an existing initiative, please describe.**

This is the expansion of a rapidly growing yet relatively new program developed in response to increased burden on homeless housing programs for families in Albany County due to covid-19.

Over the past two years our organization Has rehabilitated or renovated and brought back into use 20 previously vacant and dilapidated Apartments. Working closely with other partners such as Saint Catherine's Marillac house, RSS, and Family Promise we have moved countless Families including both single and married couple parents with their children out of homeless shelters and into their own home again in Albany County.

The housing crisis due to systemic factors clearly and demonstrably exacerbated by the effects of covid-19 have disproportionately affected low-income and private dominantly minority communities in Albany County, whereas this Grant application is in support of the expansion of the existing program it will take on new individual program

components with the expansion of our capacity to quickly renovate and bring into use additional housing units within the city of albany's most underserved neighborhoods.

**Please provide an executive summary of the proposed program or project for which you are requesting funds. Include a description of the target population, as well as the goals and objectives of your proposed project (500 words or less).**

The "Home Again" program, developed by Eden's Rose, is designed to address the critical issue of homelessness in Albany County. Targeting the most vulnerable populations, specifically homeless families, and including veterans, asylum seekers, individuals with mental health or substance abuse issues, and those affected by domestic violence or re-entering society post-incarceration, the program's primary goal is to provide stable, safe, and affordable housing.

Through the renovation and rehabilitation of abandoned or dilapidated buildings, "Home Again" aims to create welcoming homes for those in dire need and revitalize our community. The project not only focuses on providing shelter but extends its services to include job skills training, access to basic necessities, and assistance with accessing healthcare, social services, and permanent supportive housing. Our approach is holistic, ensuring that individuals and families receive not just a place to live, but a supportive environment that fosters self-sufficiency and a fresh start.

With a budget of \$500,000 over two years, partially funded by an existing \$250,000, the project plans to manage 20 rental units within the city, revitalizing 9 apartments. The program operates collaboratively, partnering with local organizations to provide a wide range of support services and integrating families into homes equipped with all necessary living essentials.

The objectives of "Home Again" are to significantly reduce homelessness in the community, improve the quality of life for our target population, and promote a sustainable model of community development and support. This initiative not only addresses immediate housing needs for homeless families but also aims to break the cycle of homelessness by providing comprehensive support and empowerment opportunities for our beneficiaries.

**Please explain why this program or project is needed within the County.**

The "Home Again" program is a vital initiative tailored to address Albany County's specific housing challenges. In Albany County, there is a growing need for stable, affordable housing solutions, particularly for families, veterans, and individuals grappling with mental health issues, substance abuse, and reintegration post-incarceration. The county, mirroring broader national trends, has seen an increase in homelessness and housing instability, exacerbated by economic pressures and limited availability of low-cost housing options. "Home Again" directly responds to this local crisis by rehabilitating apartments within Albany, providing immediate, secure, and welcoming homes for the most at-risk populations. This also rejuvenates buildings and revitalizes communities within underserved areas of Albany. This program goes beyond merely offering housing; it nurtures enduring stability and enhances the comprehensive welfare of those in need within Albany County.

**All funded activities must meet the objective of responding to the public health and negative economic impact of the pandemic. Please describe how your proposal will help address this objective and assist with recovery (250 words or less).**

The "Home Again" program directly addresses the ongoing public health and economic impacts of the pandemic by providing secure housing and comprehensive support to Albany County's most vulnerable populations. The pandemic exacerbated issues like homelessness, mental health challenges, and economic instability. By rehabilitating vacant buildings into habitable homes, the program not only improves public health by offering stable and safe living conditions to homeless families currently living in the County, but also stimulates local economic growth through construction and renovation efforts and reduction of abandoned and blighted properties. Additionally, the program's support services, including job skills training and healthcare access, aid in long-term economic recovery and resilience for individuals and families affected by the pandemic. This holistic approach not only provides immediate relief but also contributes to the broader goal of sustainable community recovery.

**If an award is made, describe how Albany County stakeholders will benefit. Where possible, please use measurable outcomes to quantify impact.**

If awarded, the "Home Again" program will significantly benefit Albany County stakeholders by providing measurable outcomes such as:

1. Reduced homelessness: Aiming to increase the number of rehabilitated apartments from 20 to at least 29 in 2024, directly reducing the county's homeless population. Creating housing for currently homeless families has the dual benefit of not only providing housing, but relieving the existing strain on other emergency housing providers within our continuum of care. Organizations like Saint Catherine's Marillac house and other local family homeless shelters have a turnaround time of over a year on average and are disproportionately affected by the lack of housing options. With our program focusing specifically on housing homeless families we can reduce the increased strain caused by covid-19 and improve options across a wide band of organizations serving Albany County residents.

With an average family size of six individuals, our increase of nine additional apartments will result in the direct housing of approximately 54 currently homeless individuals within Albany County. If our application is deemed competitive and we are able to receive the full amount we believe that we can extend our deliverables beyond our targeted goals. Last year we set out to procure 3 properties and 5 total apartments within our network, we were effectively able to double those deliverables and we look forward to continuing to exceed beyond expectations thanks to the support of our Community Partners and incredible staff and volunteers.

2. Enhanced community health and safety: By housing vulnerable groups, including families and veterans, the program will contribute to public health improvement and community stability. Many small scale infractions and minor offenses are related to the inability to secure affordable housing. From hospital emergency room visits to police interactions, the reduction in homelessness will reduce the strain on County and Municipal services that are required to meet urgent and emergency needs of local residents.

3. Economic recovery support: Assisting individuals impacted by COVID-19 with stable housing, enabling them to seek employment and contribute to the local economy. Low income communities including communities with higher percentages of minority individuals are disproportionately impacted by the effects of covid-19 in every measurable sector. With the housing first model we can circumvent the individualized myopic approaches and create a holistic generative sustainable model for recovering at an individual, family and community level from the effects of covid-19.

4. Strengthened community partnerships: Collaborating with local organizations, shelters, and aid groups, fostering a network of support and community cohesion. The ability to demonstrate a continuum of care which provides an organized fluid and decentralized approach to wrap around services from multiple Community organizations is empowered by the stability provided through housing first programs like Home Again.

**Please describe your organization's ability to implement the project you propose including organizational structure, staff members involved, a summary of similar initiatives you have undertaken and the date they were completed:**

As a community-based organization with a board of directors that is largely composed of individuals from within program areas we serve, we are uniquely positioned to be able to target specific and nuanced result-driven methodologies to provide sustainable, equitable, and demonstrable outcomes.

Our staff and registered volunteers are made up of community members, local residents, and comprise a large percentage of at-risk underserved and peer group respondents with a vested interest in and a demonstrated capacity for serving the needs of homeless individuals and our community with compassion and integrity. We have a lengthy track record of meeting or exceeding program deliverables when working with local and federal funding. This is evidenced by our outcomes in 2023 where we were able to provide a 200% increase on our anticipated deliverables by maximizing the use of both funding and staff members to meet the needs of the most at risk families in our community. This resulted in housing for 54 additional individuals.

Our program began with a challenge when working closely with the executive staff of the Saint Catherine's Foundation when one family who had been in their homeless housing program for almost 2 years due to the lack of availability of housing was engaged for a pilot version of the home again program where we were able to procure and fully renovate a four bedroom single family house from start to finish and place the family within 3 months. The family still resides in that residence to this day, the children are able to easily access school, the house is directly in front of a public library and we have since procured the vacant lot next to the home to expand the opportunity for outdoor recreation. We saw this pilot program as an immediate success, as did our supporters, and we began to strategically develop a continuum of care that has evolved into the housing capacity for over 120 individual members of homeless families within Albany County in the past 24 months.

**How will you track performance goals and define success? Include at least two key performance indicators and expected annual outcomes/impact?**

To effectively track performance goals and define success for our "Home Again" project, we will implement a structured approach focusing on key performance indicators (KPIs) that reflect our core objectives. Our primary metrics of success are:

1. Apartment Rehabilitation Rate: This KPI will measure our efficiency in rehabilitating apartments. We will track the total number of apartments renovated and made habitable each year, with a goal of progressively increasing this number, reflecting our commitment to expanding the project's impact.

2. Housing Placement Efficiency: A critical measure of our success is the rate at which we can transition unhoused individuals into stable housing. We aim not only to track the number of individuals and families we house but also to reduce the time taken from identification to placement in rehabilitated homes. This KPI is crucial for assessing our effectiveness in providing timely solutions to those in need.

Success with these indicators would be the complete revival of 9 apartments with occupancy within the next two

years – by 12/31/2025

**Project start date:**

02/15/2024

**Project End date:**

12/31/2025

**Please provide key project milestones inclusive of the anticipated timelines and descriptions**

| Milestone                   | Anticipated Timeline | Task Description                               |
|-----------------------------|----------------------|--|
| 1. 1st apartment renovated  | 3/15/2024            | All updates completed and inspection conducted |
| 3. 2nd apartment renovated  | 6/15/2024            | All updates completed and inspection conducted |
| 5. 3rd apartment renovated  | 9/15/2024            | All updates completed and inspection conducted |
| 7. 4th apartment renovated  | 12/05/2024           | All updates completed and inspection conducted |
| 9. 5th apartment renovated  | 3/15/2025            | All updates completed and inspection conducted |
| 11. 6th apartment renovated | 6/15/2025            | All updates completed and inspection conducted |
| 13. 7th apartment renovated | 9/15/2025            | All updates completed and inspection conducted |
| 15. 8th apartment renovated | 12/05/2024           | All updates completed and inspection conducted |
| 17. 9th apartment renovated | 4/15/2026            | All updates completed and inspection conducted |

**At the top of this page is a downloadable project budget. Please download the budget form and upload it here.**

- [ARTS-Budget9.pdf](#)

**If you are funding a multi-year initiative, please provide a breakdown of funding level per year below:**

| 2024    | 2025   | 2026 |
|---------|--------|------|
| 175,000 | 75,000 | 0    |

**Use this space to provide a narrative supporting and clarify anything from the proposed project budget above. In addition, if “Other Funds” or “Other Uses” are included above, please specify the source(s) below.**

The breakdown of funds will be used as follows:

Personnel (Salary and Wages): \$48,000, \$40,000: Over the course of two years, this salary subsidy will allow us to complete the urgent and critical activities relating to the Project management ultimately achieving the completed goal of bringing the properties and apartments back online and reaching the finish line of actually housing local homeless families at \$15/hour, 40 hours/week over the course of 20 months for \$48,000 total. \$20,000 per year for a total of \$40,000 will provide additional Program management salary subsidy for the strategic orientation and implementation of program goals. This position ultimately provides the day-to-day management and ensures development and compliance with our quality management plan and our fundamental guidelines as a nonprofit organization.

Contractual Services and Subawards: \$30,000 will be used to hire an electrician to refit two properties currently procured where we are able to save on expenses through diligent execution of grant-funded activities, any increased productivity will be used for similar expenses within this category IE Plumbing or other contract only renovation activities.

Construction: \$100,000: this will be used for various building materials necessary to revamp the apartments (wood, tile, paint, fixtures and supplies, etc)

Occupancy (Rent and Utilities): \$12,000: this is emergency funding to subsidize rent for individuals who do not

qualify for rent assistance with other organizations but are still homeless

Direct Administrative Costs: \$20,000: this will be used for the salary of the executive director; \$10,000/year over two years. This will allow for the time required to be dedicated to the administration of grant funding and oversight of both the program manager and the project manager. This position is required to maintain compliance with reporting and the evidencing of deliverables as well as revising and Reporting on information for Grant funded activities.

**Explain why ARPA funds are needed to complete the proposed program/project. Would the proposal be possible without ARPA assistance? Describe how your proposal would be impacted if you are awarded a smaller grant than requested?**

ARPA funds are pivotal for the "Home Again" project to achieve its full potential in addressing homelessness in Albany County. While we are committed to maximizing our impact regardless of funding levels, ARPA support is essential to realize the breadth of our objectives effectively. Without this assistance, the scope and scale of our efforts would be significantly constrained, limiting the number of apartments we can rehabilitate and, consequently, the number of individuals and families we can house.

Receiving a smaller grant than requested would necessitate scaling back our projected Deliverables. It would impact the speed and extent of apartment rehabilitations and reduce the number of homeless individuals we can assist. While we would strive to maintain the quality of our services, the quantity of housing opportunities created would inevitably decrease, slowing progress towards our goal of reducing homelessness in the community. Therefore, full ARPA funding is critical to enable us to provide the highest quantity and quality of housing solutions within the available time and resources.

Our staff and volunteers, as well as our community partner Organizations are hoping on the full funding to meet the needs of specific homeless families within Albany County, that have nuanced and extenuating factors that create additional barriers to housing. If more funding is available we can expand the radius of effect and increase available housing proportionately.

**ARPA funds must be expended by December 31, 2026. Please describe how your project will be sustained if it will continue beyond this date.**

The ARPA funding will allow us to invest in one time upfront costs which will create a platform that can continue to thrive autonomously without the need for continuous infusions of funding. The upfront renovation activities and the upfront program management to achieve a level of service provision in concert with our continuum of care partners will launch our project into a phased plan for incremental growth over the coming years. Together, with other existing housing subsidy partners and in conjunction with the provision of service through the matrix of permanent supportive housing and other housing funders, we will be able to fund future program management activities.

The track our development would take without this funding would require years in additional time in development and reduce significantly the number of family's we can serve and the immediate increase to the value of community health equity in Albany.

This upfront investment will launch our program and the families we serve into a position of sustainability immediately upon implementation.

**List any project partners/subrecipients:**

Our current community housing partners include St Catherine's Institute, the Marillac house, Rehabilitation Support Services, Section 8, Family Promise, Permanent Supportive Housing, Centro Civico and the Ibarra Foundation as well as the Department of Social Services.

Our subrecipient would be a local contractor as yet to be determined. We will follow guidelines for the equitable determination and give preference to BIPOC companies. This would be limited to the budgetary line items relating to the installation of electricity and plumbing and not exceed \$30,000 over the 3 years.

**Please list any matching funds:**

Our continuum of care partners and our existing relationship with ongoing funding sources as well as in-house generation of advanced capital for program management creates and insures a budget of \$250,000, or around \$10,000 a month throughout the project term to offset our original estimated budget of \$500,000 by \$250,000 leaving a remaining \$250,000 funding deficit which we hope to accomplish through the application of ARPA funding to support those most in need within Albany County: habitually homeless parents and their children.

**Tax Information or Additional Information**

**Please upload Federal tax returns for tax year 2019**

- [2019-9902.pdf](#)

**Please upload Federal tax returns for tax year 2020**

- [2020-Exempt-EDEN7697-EDEN\\_S-ROSE-FOUNDATION-GovernmentCopy.pdf](#)

**Please upload Federal tax returns for tax year 2021**

- [2021-Exempt-EDEN7697-EDEN\\_S-ROSE-FOUNDATION-GovernmentCopy.pdf](#)

**Please upload Federal tax returns for tax year 2022**

- [2022-Exempt-EDEN7697-EDEN\\_S-ROSE-FOUNDATION-PreparerFileCopy.pdf](#)

**Please upload IRS Form W-9**

- [w-9-signed.pdf](#)

**(OPTIONAL) please feel free to upload anything which you feel would strengthen your application.**

- [Eva-Arpa-Support-letter.pdf](#)

**Risk Assessment:**

**Has the organization adopted and/or implemented policies relating to: records retention, conflict of interest, code of ethics, and/or nondiscrimination policies**

Yes

**If you selected "Yes" above, please specify:**

We follow the guidelines of the ISO 9001 2015 B for Quality Management of nonprofit organizations. We adhere strictly to our quality management manual and all of our internal control systems for Quality Management, including a responsibility matrix in addition to the policies listed above. We maintain compliance with the New York State Grants Gateway prequalification system, the federal government's Sam.gov contracting system, and we have maintained compliance with a GAAP financial accounting protocol and the contract services of a New York state registered non-profit expert CPA.

**Is the organization properly insured?**

Yes

**If you selected "Yes" above, please specify the types of insurance held and the limits:**

Our organization carries both general liability and directors and officers insurance policies, each property within our service matrix is also covered with the required insurance policies. We have a \$3,000,000 rider.

**Does the organization have a financial management system?**

Yes

**If you selected "Yes" above, please specify:**

We use a GAAP financial Management system which includes responsibility matrix policies, oversight review and implementation of corrective action. Our bookkeeping is electronic and are automated accounting systems are shared directly in real time with our CPA.

**Has there been any change in your organization's key staffing positions in the last 2 years?**

No

**Has the organization previously done work for the Federal government (i.e. Is the entity experienced in managing Federal funds)?**

Yes

**If you selected "Yes" above, please specify:**

We are recipients of the USDA nrcs conservation funding in the amount of \$623,188 and have successfully managed all prior reporting.

## **Certifications**

### **Acknowledgment 1**

I Have Read and Understand the U.S. Treasury's Compliance and Reporting Guidance for State and Local Fiscal Recovery Funds (see below link)  
U.S. Treasury's Compliance and Reporting Guidance for State and Local Fiscal Recovery Funds:  
<https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf>

### **Acknowledgment 2**

Should the County Allocate ARPA Funds, I am Able to and Pledge to Adhere to ALL Compliance and Reporting Requirements of the U.S. Treasury as it relates to any State and Local Fiscal Recovery Funds

### **Acknowledgment 3**

I Understand the County Will Contact me if/when Additional Information is Needed and that Information will be Promptly Provided to the County to Support Reporting Requirements

### **Acknowledgment 4**

If for Any Reason I am Unable to Comply with the U.S. Treasury's Compliance and Reporting Requirements I will Immediately Notify the County in writing by email or letter

### **Acknowledgment 5**

All Information Submitted in this Application is True & Accurate

## **Electronic Signature Agreement**

I agree  
By checking the "I agree" box, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

## **Type name**

Gregory Sheldon