



PORTICO WORKFORCE HOUSING SOLUTIONS

May 2017

Executive Overview:

Challenge: Our Tampa neighbors struggling with homelessness, attempting to enter the workforce have extreme challenges trying to get off the street. For our motivated, qualified, single men, the challenges are far more extreme:

- Tampa agency programming, offering single men's programs including housing has not existed since mid-1980s except for ex-offenders.
- Starting salaries of out tenants are typically minimum wage (about \$8/hr.)
- These men often have prior financial commitments, such as child support payments, suspended driver's license charges, or drug recovery treatment charges.
- Lack of Tampa affordable housing at all levels not being addressed. (2017 United Way ALICE Report)
- A typical apartment requires a down payment equal to at least two month's rent.
- Critical, wraparound support services to help stabilize these men are required.

These access obstacles for affordable housing make it almost impossible for these men to transform to self-sufficiency. Also, other than the Tampa Hillsborough Homeless Initiative's Housing First model with its resources focus on chronically homeless – veterans, disabled, chemically dependent and those with behavioral health issues, there has been a steady decline in government agency and/or charity organization assistance available for nonmilitary, single homeless men with scarce, viable options on the horizon.

Can our mobilized faith communities help address this bridge housing gap?

Solution: Portico Workforce Housing Solutions

Mission: mobilize local Christian churches and their trained members to transform the lives of single men struggling with homelessness and our Tampa community, in the Name of Christ.

To help meet this critical community bridge (six to twelve months) housing gap, Hyde Park United Methodist Church's (HPUMC) Open Arms Ministry and The Portico, Love INC (in the Name of Christ) of Metro Tampa (Love INC), and landlord Second Half Properties, LLC. initiated **Portico Workforce Housing Solutions** in July, 2016. Second Half Properties provided at their cost a centrally located 3-bedroom house located at 2924 E MLK Jr. with a washer and dryer for the Initiative, and separate rooms available for rent for \$260/month with a \$100 deposit.



Outcomes to date: Since July 2016 we have offered our housing option, designed to last from six to twelve months, to seven men, to bridge them from being homeless to permanent housing. "Dave", our first tenant transitioned to his own studio



apartment in December, 2016 and is now completely self-sufficient. One current resident has transitioned from temporary labor to full time employment with medical benefits. Another is employed as an electrician and studying to get his journeyman's license. As of April, 2017, all three current residents are on plan and doing great.

Your help: we have an extensive list of men seeking the same opportunity. Therefore we need resources to expand the program. If our program; affordable bridge housing with accountability, is what you seek in a nonprofit undertaking, please consider joining our faith journey by investing in our Initiative allowing us to buy another house. We already have \$20,000 on deposit and need another \$50,000 to buy another house. Help us assist qualified, motivated, employed men who are serious about restoring their dignity and improving our community.

More Info: *More Info will be a hot-link to Love INC website in May 2017 with drop down for Portico Workforce Housing Solutions including donating.*

FAQs:

Who are your initiative leaders and their roles?

- **Justin LaRosa:** Minister of The Portico Campus / wraparound support services including counseling and behavioral health
- **Joe Franz:** HPUMC member and landlord / property management
- **Roger Copp:** HPUMC member / Open Arms ACCESS Help Desk volunteer / potential tenant identification, screening and wraparound support services
- **Michael Doyle:** Sacred Heart Church Member / Love INC co-founder / tenant screening, resource navigator instructor and wraparound support services.
- **Rev. Vicki Walker:** HPUMC Mission's Director / Initiative Advisor

Who owns the house? Our first house is owned and managed by Second Half Properties. Our next home will be owned by Love INC, a 501c3 nonprofit registered in Florida and managed by Second Half Properties.

Is a signed, tenant/landlord understanding in place with each tenant? At lease signing, tenants also sign a landlord tenant understanding detailing all aspects of our covenant with tenant, including supporting each other in a communal living setting. Tenants having two violations of understanding – late rents, violating house rules are asked to leave.

Are wraparound support services available for tenants? Yes; Since we inspect the property weekly, collect rents and interface with our tenants, we are aware of possible support needs early in our relationship. The Portico staff is available for spiritual and emotional support. Love INC is intentionally relational, looking for multiple opportunities to 'love on' our tenants. As its ministry grows, they will offer tenants classes to help them transform their lives, including budgeting/financial management, life skills and more.

Who is Love INC? www.loveinc.org www.loveincmetrotampa.org Love INC is a Tampa based 501 (c) (3) nonprofit, an affiliate of Love INC National (150 US affiliates) with offices in The Portico with a mission of mobilizing local Tampa churches to transform lives and communities in the Name of Christ. Its ministry tool is a prevention model, keeping nearly homeless; those that are housing insecure, facing housing instability in existing housing and newly homeless (< six months) rehoused. Using trained, volunteer resource navigators, its Resource Clearing House links validated, appropriate, community resources and referrals with guests' qualified, manageable, reasonable requests.



Is my donation tax deductible? Yes; donors can deduct contributions to Love INC under IRC Section 170. Checks can be made payable to: **Love INC of Metro Tampa with 'Portico Workforce Housing Solutions' in the memo line.** Your donation and tax receipt will follow shortly after donation is made.

How will your donation be safeguarded? Donations are audited annually and held in a restricted account by Bank of Tampa used only with Love INC BOD oversight and approval for acquiring workforce housing for single men struggling with homelessness. We have a thorough vetting process for tenant accountability including background screening to insure your donations are invested prudently.

What other volunteer help is needed? In addition to immediate financial donations, we need long term support as coach mentors and trained resource navigators, in a one-on-one faith journey walk in accountability, linking tenant needs and community support services.

Contacts: For additional questions or to arrange a tour of Portico Workforce Housing Solution's home, please call/ email Roger Copp rogerscopp@gmail.com