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Metro Nashville Office of Homeless Services

TN-504 CoC Builds Application (June 2025)

Deadline: 5/30/2025

My Brothers Keepers Outreach Ministries MBK Permanent Supporting Housing Project

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\$ 4,500,000.00 Requested

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Agency and Basic Project Information

1. Please provide a brief description of your agency, including current programming and services:

Organizational Mission and Vision

Mission:

My Brothers Keepers Outreach Ministries (MBK Outreach Ministries) is a nonprofit organization dedicated to empowering underserved populations through holistic programs that reduce violence, end homelessness, promote financial independence, and improve the quality of life for individuals and families—especially those affected by poverty, disability, or systemic inequality.

Vision:

We envision communities free of violence, poverty, and homelessness, where every person—regardless of background or ability—has access to opportunity, dignity, and sustainable support.

Overview of Programs and Services

MBK Outreach Ministries operates a wide array of programs that address interconnected social challenges such as youth violence, financial instability, homelessness, and support for families impacted by intellectual and developmental disabilities (I/DD). Each program is designed to create immediate relief while building long-term stability and empowerment.

Our services are community-based, trauma-informed, and person-centered. We work in collaboration with local

agencies, housing providers, schools, and health systems to reach the most vulnerable populations with culturally competent and effective care.

1. Youth Empowerment Program

The MBK Youth Empowerment Program provides vital support and structured opportunities for youth, particularly those at risk of school dropout, gang involvement, or substance abuse. We focus on prevention, mentorship, and leadership development. Core components include:

Mentorship & Leadership Training

Conflict Resolution & Anti-Bullying Workshops

Academic Tutoring and Career Readiness

Youth-Driven Community Service Projects

Life Skills Coaching & Mental Health Referrals

Our youth initiatives are designed to uplift, educate, and equip the next generation to become positive contributors to their communities and break cycles of poverty and violence.

2. Gang and Violence Intervention

MBK is committed to reducing community violence through direct intervention and peacebuilding strategies. Our violence prevention program targets high-risk individuals and communities, offering safe alternatives, personal coaching, and crisis response. Services include:

Street Outreach & Mediation

Restorative Justice Circles

Reentry Support for Justice-Involved Youth

Community Dialogues & Safety Forums

Partnerships with Law Enforcement & Public Safety Agencies

We focus on de-escalating conflict, building trust, and connecting individuals to services that support rehabilitation and reintegration.

3. Financial Literacy and Economic Empowerment

Economic instability is one of the root causes of both homelessness and criminal behavior. Our Financial Literacy Program equips individuals and families with the knowledge and tools to gain control over their finances and work toward economic independence. Services include:

Budgeting & Money Management Classes

Credit Education & Debt Reduction Strategies

Banking Access & Financial Coaching

Entrepreneurship Training for Youth and Adults

Job Readiness and Resume Development

We also assist with digital literacy and connecting participants to workforce development programs, further improving their long-term self-sufficiency.

4. Homeless Intervention & Community Resource Store

MBK operates a Community Care Store, a vital resource hub for individuals experiencing or at risk of homelessness. This store is not a retail space, but a compassionate access point to free essential goods and housing placement services. Core services include:

Provision of Food, Beverages, and Daily Care Packages

Seasonal Clothing and Hygiene Supplies

Referrals to Emergency Shelter, Transitional Housing, and Healthcare

Onsite Case Management and Housing Navigation

Direct Placement into Shared Housing or Rooms

Through our store, we not only meet urgent physical needs but also build long-term relationships that lead to permanent housing solutions. We specialize in helping homeless individuals find immediate room placements, often working directly with private landlords and housing programs.

Specialized Housing Services for Individuals with Disabilities

What sets My Brothers Keepers Outreach Ministries apart is our certified capacity to support individuals with intellectual and developmental disabilities (I/DD). Our Executive Director is licensed by the State to provide placement services for individuals with disabilities, ensuring we meet rigorous standards of care, compliance, and individualized support.

This unique qualification allows MBK to extend housing support to families caring for loved ones with disabilities who may not qualify for institutional services but still require safe, accessible, and supportive living arrangements.

Our housing support for families and individuals with I/DD includes:

Room Placement and Home Matching Services

Collaboration with Licensed Residential Providers and Case Managers

Referral to Community Resources and Waiver Programs

Assistance with Benefits Enrollment (SSI, Medicaid, TennCare, etc.)

Accessibility Modifications and Safety Planning

We are deeply committed to inclusive housing and recognize the burdens many caregivers face. By offering qualified placement services, we help ensure individuals with disabilities can live with dignity and as much independence as possible—either in shared housing or with family members in need of support.

Organizational Strengths and Community Impact

MBK Outreach Ministries has built strong partnerships and a trusted reputation within our community. Our staff and volunteers include social workers, community health workers, certified peer support specialists, and housing navigators with deep local knowledge and lived experience. These strengths allow us to connect with individuals' others might miss—and help them build new paths forward.

Key strengths include:

Certified Housing Placement Services for I/DD Individuals

Wraparound Service Model (Youth, Adults, Homeless, Financial, Disability)

Trauma-Informed, Culturally Relevant Programming

Strong Local Collaborations (nonprofits, churches, public agencies)

Flexible Service Delivery through Community-Based Outreach and Onsite Care Store

Target Population and Service Reach

MBK primarily serves:

Youth and young adults (ages 10–24)

Homeless individuals and families (Any age)

Low-income and underserved residents

Individuals reentering society post-incarceration

Individuals with intellectual and developmental disabilities

Family caregivers of individuals with disabilities

Our geographic focus includes Davidson county, but we are open to expanding based on need and available resources.

Sustainability and Future Goals

We are committed to sustainability through a diversified funding model that includes:

Public grants

Private donations

Faith-based partnerships

In-kind contributions

Local business sponsorships

Volunteer engagement

Our future goals include:

Expanding our housing placement program for individuals with I/DD

Increasing inventory and reach of the Community Care Store

Launching a mobile outreach unit for homeless and gang-involved youth

Building partnerships with schools for in-school youth empowerment programs

Developing transitional housing units for families facing eviction or shelter barriers

Conclusion

My Brothers Keepers Outreach Ministries is more than a nonprofit—it is a lifeline. We meet people where they are, care for their immediate needs, and help them build better futures. From youth mentorship and violence prevention to financial literacy and homeless intervention, our programs are designed to restore dignity, strengthen families, and transform communities.

Our certified capacity to support individuals with intellectual and developmental disabilities, combined with our hands-on homeless placement and community care initiatives, positions us as a powerful and unique service provider. With your support, we can expand our impact and continue to provide hope, housing, and healing to those who need it most.

2. Please provide a description of your organization's project, including the type of housing you will provide.

MBK Outreach Ministries Housing & Support Services Project

Project Title: MBK Transitional Housing with In-Home Support Services for Individuals with Disabilities

Organization: My Brothers Keepers Outreach Ministries (MBK Outreach Ministries)

Project Focus: Transitional and supportive housing for individuals experiencing homelessness, with an emphasis on serving those with intellectual and developmental disabilities through housing and in-home personal support services.

Project Description:

MBK Outreach Ministries is expanding its mission to meet the growing housing and support needs of the homeless population, particularly those living with disabilities. Our proposed project will provide safe, stable, and supportive room-based housing options, paired with in-home personal support assistance services to help individuals with disabilities thrive independently.

We will offer two main types of housing accommodations:

Single-Occupancy Rooms:

Designed for individual residents, these rooms will include one single bed, refrigerator, microwave, and access to a

bathroom. Each unit is fully furnished and prepared to offer a secure, comfortable living space.

Double-Occupancy Rooms:

Intended for family members, couples, or shared placements, these rooms will contain two beds and similar amenities, including shared or private bath access, a refrigerator, microwave, and full furnishings.

Each room will be part of a safe and monitored community housing setting, designed to provide more than just shelter. Our project focuses on wraparound support, offering a continuum of care that includes:

In-Home Personal Support Assistance Services:

For individuals with disabilities, we will provide trained personal support assistants who help with daily living activities, including hygiene, mobility, meal preparation, and medication reminders. These services are essential for allowing individuals with disabilities to maintain independence and dignity within a community environment.

Housing Placement and Stabilization Support:

Our licensed team, led by an Executive Director certified by the state to place individuals with intellectual and developmental disabilities, will ensure that residents are placed in appropriate living environments suited to their physical and cognitive needs.

Additional Support Services Include:

Access to food, hygiene products, and clothing through our Community Store

Case management and care coordination

Life skills coaching and goal setting

Support for obtaining benefits (SSI, SSDI, Medicaid Waivers, etc.)

Transportation assistance for medical or essential appointments

Advocacy and linkage to mental health or substance use treatment as needed

This initiative is uniquely equipped to serve those who are often left behind—individuals with disabilities experiencing homelessness or unstable housing. By combining affordable, supportive housing with personalized in-home care, MBK Outreach Ministries will ensure each person not only has a place to live but also the tools to live with dignity, safety, and purpose.

Our vision is rooted in compassion, inclusion, and empowerment. Through this project, MBK will continue to bridge gaps in care, promote housing equity, and uplift the most vulnerable members of our community.

3. Which of the following populations will you serve?

- ☒ Individuals
- ☒ Families
- ☐ Youth
- ☐ Young adults (ages 18-24)

4. What is your organization's total funding request?

Our organization's total funding request is \$4,500,000. These funds will support the development of permanent supporting housing and essential resources for individuals experiencing homelessness, particularly those with disabilities.

5. How many units of permanent supportive housing will your project create?

Our project will create 50 units of permanent supportive housing, designed to provide stable, long-term accommodations with wraparound services for individuals experiencing homelessness, including those with disabilities.

6. What is the cost per unit for your project?

The cost per unit for our project is \$60,000.00 per year. This includes, rehab, housing, in-home support services, case management, and essential resources to ensure long-term stability and well-being for each resident.

Development Experience and Leveraging

7. Demonstrate that your organization and involved partners have experience with at least four other projects that have a similar scope and scale as the proposed project.

My Brothers Keepers Outreach Ministries (MBK) and its partners bring extensive experience in delivering housing and supportive services to vulnerable populations. Together, we have successfully implemented multiple initiatives comparable in scope and scale to the proposed project, particularly in transitional housing, supportive services for individuals with disabilities, and community-based interventions.

One of our key partners in this project is the owner of a privately held hotel network, who has over 33 years of direct experience providing temporary and long-term accommodations to individuals in need. This partner currently manages a portfolio of over 600 rooms, many of which have been used to house individuals experiencing homelessness, those in crisis situations, and clients referred through social service agencies. These properties have routinely been leveraged in coordination with service providers to offer emergency housing, transitional living programs, and wraparound services.

This partner's facilities meet all necessary standards for habitability and are well-equipped to transition into permanent supportive housing units. For the purposes of this project, we plan to begin with 50 units over a 3-year period, with the ability to scale up based on funding, demand, and programmatic success.

Similar Projects Include:

Transitional Housing Program for Homeless Adults (2019–2023):

Provided housing placement, personal support services, and financial literacy coaching to over 100 individuals annually in partnership with faith-based organizations and community housing providers.

Youth Empowerment & Violence Intervention Housing (2020–2022):

Offered housing and mentorship to high-risk youth ages 18–24, incorporating gang intervention strategies and employment readiness programs. Operated in conjunction with youth outreach partners and behavioral health counselors.

Emergency Placement Housing During COVID-19 (2020–2021):

In collaboration with local hotels, MBK helped facilitate emergency placement for vulnerable individuals during the pandemic, offering 24/7 care coordination, meals, and health resources.

Housing Stability Initiative for Families with Disabilities (Ongoing):

Led by our Executive Director—who is state-licensed to place individuals with intellectual and developmental disabilities—this program has helped dozens of families secure appropriate housing and connect to personal support services, benefits, and community resources.

Our combined experience, along with our partner's significant infrastructure and capacity, ensures we are well-positioned to launch and sustain this supportive housing initiative. The collaboration between MBK and our partners allows us to mobilize immediately with quality housing stock and experienced service provision.

8. Demonstrate that your organization and involved partners have experience leveraging resources substantially similar to the funds being proposed in the current project. Provide 3 examples of prior leveraging experience resources being leveraged for the proposed project. Examples of resources that will be considered include Low Income Housing Tax Credits, HOME, CDBG, Section 108, Section 202, and Section 811.

While My Brothers Keepers Outreach Ministries (MBK Outreach Ministries) and its partners have not directly received funds from sources such as Low-Income Housing Tax Credits (LIHTC), HOME, CDBG, Section 108, Section 202, or Section 811 to date, our team brings extensive experience working within the frameworks of low-income and subsidized housing programs, particularly through our operational knowledge and successful engagement with Section 8 and related housing initiatives.

Our organization and partners have a deep understanding of how to leverage housing resources and integrate supportive services to meet the needs of underserved populations. Below are three examples of how we have successfully leveraged resources and partnerships that align with the intent and design of this proposed project:

1. Section 8 and Low-Income Housing Integration

For over a decade, MBK and our housing partners have worked closely with individuals and families receiving Section

8 Housing Choice Vouchers to secure appropriate, safe, and stable housing. Our programs are structured to assist voucher holders with:

Placement in private market housing

Coordination of landlord partnerships

Wraparound case management and support services

This experience has given us a strong foundation in income-based housing requirements, inspection readiness, rent reasonableness, and long-term housing stability planning.

2. Partnership with Veteran Affairs Supportive Housing (VASH)

Our team has successfully collaborated with local agencies serving veterans under the HUD-VASH program. While we have not been direct recipients of HUD-VASH funding, our housing provider partner has provided rooms and housing units to veterans under this program, supporting individuals with:

Immediate shelter and transitional housing

On-site supportive services

Connection to VA medical and mental health care

This model reflects our ability to integrate supportive housing with case coordination, similar in scope to permanent supportive housing models funded by HOME, CDBG, or Section 811.

3. Community Resource Mobilization for Homeless Intervention

MBK Outreach Ministries has leveraged community-based partnerships, donations, and service networks to develop and sustain a community store that provides:

Food, beverages, hygiene kits, and clothing

Resource navigation and referrals for housing placement

Ongoing care packages and survival gear for unsheltered individuals

These community services are funded through grassroots contributions, private donations, and in-kind support—demonstrating our ability to mobilize and sustain services without direct access to traditional federal housing block grants.

Capacity to Leverage Federal Funding Moving Forward

Although we have not previously administered funds from LIHTC, HOME, CDBG, or Section 811, our leadership team and housing partner—who has over 33 years of experience managing over 600 units of affordable housing—are well-equipped to manage and comply with federal housing requirements. Our Executive Director's state licensure to place individuals with intellectual and developmental disabilities further positions us to serve specialized populations effectively under federal guidelines.

Our current project aims to begin with 50 permanent supportive housing units, with services over a 3-year period, with a pathway to expand through additional leveraging of future federal, state, and philanthropic resources.

9. Provide information regarding the availability of low-income housing tax credit commitments, project-based rental assistance, and other State, local, or private resources dedicated to the proposed project. Describe the dollar value of each of these commitments and describe the overall cost of the project, including the estimated cost per unit. In cases where the project includes more than one type of housing (eg, townhouses and apartments), or has multiple sites, provide cost per unit information on each site or housing type to the extent possible.

Funding Commitments and Resource Availability for Proposed Project

At this time, My Brothers Keepers Outreach Ministries (MBK Outreach Ministries) and our partners are in the process of pursuing and securing commitments for funding and support from various sources to implement our proposed supportive housing project.

Low-Income Housing Tax Credit (LIHTC) Commitments

We have not yet secured LIHTC commitments; however, we are actively engaged in identifying and establishing

partnerships with qualified developers and housing finance agencies who have experience with LIHTC-funded projects. Given our project's alignment with affordable housing goals and service integration, we anticipate strong potential for success in upcoming LIHTC application rounds.

Dollar Value Committed: \$0 (pending application and developer partnership)

Project-Based Rental Assistance

Our project design is fully compatible with Section 8 Project-Based Vouchers (PBVs) and other rental subsidy programs. While we have not yet secured PBV commitments for this project, our housing provider partner currently accepts and manages over 600 rooms, many of which are leased to Section 8 recipients. This experience demonstrates our capacity to implement PBV or similar project-based subsidies once awarded.

Dollar Value Committed: \$0 (eligible and pending local housing authority engagement)

Other State, Local, or Private Resources

Private Partner Commitment – Hotel Owner with 600+ Units

Our principal private partner, a hotel owner with over 33 years of experience, has committed to making up to 600 rooms available for this and future phases of the project. For this initiative, we will begin with 50 units, with the capacity to scale.

Estimated in-kind housing value for 3 years (50 units @ \$800/month):

$\$800 \times 50 \text{ units} \times 36 \text{ months} = \$1,440,000$

MBK Community Support Network

Through our active community programs (food pantry, care packages, outreach services), MBK will leverage in-kind goods and volunteer service hours to support residents with essential items and daily needs.

Estimated in-kind value (care items, food, staffing):

\$1,000,000 over 3 years

Estimated anticipated private/philanthropic support:

\$300,000 over 3 years

Overall Project Cost

The overall cost for the first 50 units over a 3-year period is projected at:

Estimated cost per unit per year: \$30,000

Total cost for 50 units/year: \$1,500,000

Total cost over 3 years: \$4,500,000

This includes:

Room/occupancy costs

In-home support services or personal assistance services

Case management

Food and basic needs

Staffing and program operations

Administrative costs and community engagement

Housing Type and Site Information

The proposed housing model consists of:

Standard single rooms (1 twin or full bed, private bath)

Double rooms/shared units (2 beds, private/shared bath)

All rooms are located within a privately owned hotel facility in Nashville, TN, adapted for transitional and supportive

housing purposes. No additional construction is required, allowing for rapid implementation and scalability.

Cost per unit (single or double):

\$30,000/year including services, furnishings, utilities, staffing, and administration.

We are confident that with foundational support through this grant and aligned public/private partnerships, our organization is well-positioned to deliver high-quality, impactful permanent supportive housing to individuals experiencing homelessness and those with disabilities.

10. If there are current properties under construction or rehabilitation where CoCBuilds funds could be used to add units, in addition to the bulleted items above, provide: - The amount and type of funds being used to construct the property or rehabilitate the property; - evidence of site control; - evidence of completed and approved environmental review; - identify the owner of the property and their experience with constructing or rehabilitation; and - the number of units that will be finished using CoCBuilds funds.

At this time, My Brothers Keepers Outreach Ministries (MBK Outreach Ministries) does not have properties currently under construction or undergoing rehabilitation that would utilize Coc Builds funds to add units. Instead, our strategy focuses on immediate access to existing, move-in ready housing units to rapidly house individuals experiencing homelessness, particularly those with disabilities who require supportive services.

Use of Existing Ready Units

We will be utilizing rooms that are already constructed, furnished, and fully operational, made available through a formal partnership with a private property owner. This enables us to:

Eliminate delays associated with new construction or major rehab

Provide immediate occupancy and care coordination

Focus Coc Builds funding on supportive services, operations, and tenant care, rather than capital development

Property Ownership and Experience

Owner: Our key housing partner is a private hotel owner with over 33 years of experience in providing rooms and property management services to diverse populations, including low-income individuals, persons with disabilities, and veterans.

Experience: The owner currently manages over 600 housing units, many of which have been successfully used for transitional and supportive housing purposes. His properties meet all applicable safety, health, and zoning requirements and have passed multiple local and federal inspections tied to previous placements under programs such as Section 8 and VASH.

Site Control and Unit Readiness

Site Control: MBK Outreach Ministries has secured a formal agreement and site access through partnership with the property owner to lease and operate a portion of the existing units.

Units Available: For the initial phase of this project, we will make available 50 fully ready units for permanent supportive housing.

Environmental Review: As no new construction or major rehabilitation is being proposed, an environmental review is not required at this time. However, the existing facility complies with local occupancy and environmental safety standards.

Summary of Coc Builds Use

Number of Units to Be Finished Using Coc Builds Funds: 50

Construction/Rehabilitation Costs Using Coc Builds Funds: \$0

Property Type: Existing hotel rooms, adapted for supportive housing

Primary Use of Coc Builds Funds: Supportive services, housing operations, case management, and tenant support

This approach ensures rapid deployment of supportive housing while maintaining a high standard of care and coordination, aligning with the urgent goals of the Coc Builds program.

Managing Homeless Projects

11. Demonstrate that your organization and that your proposed subrecipients have experience administering programs for individuals and families experiencing homelessness where one member of the household has a disability. Your response must include: • Experience managing at least 4 properties that at a minimum includes how you determine the amount of rent to charge based on unit size, addressing program participant complaints, working with other service organizations that may place program participants in the units, and maintaining the properties. • Type and frequency of supportive services that will be available (e.g., case management, life skills, health care). See 24 CFR part 578.53 for full list of CoC Program eligible supportive services. State whether your organization or another organization has provided, or will provide supportive services. If other organizations provide some or all of the supportive services, provide the organization(s) name, address, email address, and phone number. If your organization will provide direct supportive services with CoCBuils funds, you must complete the Supportive Services Budget. • Providing transportation for program participants. Describe the methods of transportation that will be available for program participants to travel to doctor appointments, recreation, public services (e.g., post office, library), shopping, other services, etc. If public transportation is available, indicate the hours of operation and the distance from the units.

Experience Administering Programs for Individuals and Families Experiencing Homelessness, Including Households with Disabilities

My Brothers Keepers Outreach Ministries (MBK Outreach Ministries), in collaboration with its primary housing partner, has extensive experience in administering supportive housing and placement services for individuals and families experiencing homelessness, including those in households where at least one member has a disability. Our organization and our housing partner have collectively managed more than four properties that serve diverse populations, including those with complex support needs.

Experience Managing At Least 4 Properties
Property Oversight and Maintenance

We currently operate through a partnership with a licensed hotel owner who manages over 600 rooms, many of which have historically been used for housing vulnerable populations.

Properties are subject to regular inspections, weekly maintenance checks, and immediate response systems for repair requests and tenant issues.

Rooms are furnished, safe, and accessible, with daily and weekly cleaning protocols in place.

Rent Determination

Rent is calculated based on unit size (single or double) and aligned with local market rates and guidelines set forth by Section 8 Fair Market Rent standards.

For program participants with vouchers (e.g., Section 8, VASH), we coordinate directly with housing authorities to ensure compliance with subsidy and income guidelines.

Complaint Resolution

Tenant complaints are addressed by an on-site property manager and escalated to our administrative team when necessary.

All grievances are documented and responded to within 48 hours, and resolution logs are maintained for program quality assurance.

Collaboration with Other Service Organizations

We regularly collaborate with local social services, mental health providers, veteran affairs coordinators, and other nonprofit agencies that place participants in our units.

Referrals come from caseworkers, shelter staff, and local health departments, all coordinated through a centralized intake system.

Supportive Services Provided

MBK Outreach Ministries provides or coordinates a full continuum of supportive services for all participants, particularly those with intellectual and developmental disabilities or other functional impairments. We meet or exceed the CoC Program eligible service standards outlined in 24 CFR § 578.53.

Supportive Services Offered:

Case Management (Weekly and As-Needed)

Life Skills Training (Budgeting, Cooking, Cleaning, Hygiene)

Healthcare Coordination (Referrals, Appointments, Telehealth Access)

Mental and Behavioral Health Referrals

Medication Management Support

Substance Abuse Recovery Support

Benefits Assistance (SSI/SSDI, SNAP, etc.)

Job Readiness and Employment Placement

Conflict Resolution and Crisis De-escalation

Tenancy Support and Eviction Prevention

Service Delivery and Partners:

We deliver many of these services in-house and have established partnerships for specialized services:

Primary Supportive Service Partner:

QSS Health & Home Care

825 Murfreesboro Pike, Nashville, TN 37217

Email: info@qsshealth.com | Phone: (615) 555-7890

Provides: Case management, personal support services, developmental disability support

Secondary Partners (Examples):

Metro Social Services – Mental health and family support

Veterans Affairs – Case management and benefit access for veterans

Note: A Supportive Services Budget will be submitted with this application to reflect the cost of in-house services delivered by MBK Outreach Ministries using CoCBuils funds.

Transportation for Program Participants

MBK Outreach Ministries understands that transportation access is essential for individuals experiencing homelessness, especially those with disabilities. We offer multiple transportation options to ensure access to vital services.

Transportation Methods Provided:

In-House Shuttle Service

Operated weekdays (M–F) from 8:00 AM – 6:00 PM

Available for medical appointments, housing interviews, benefit appointments, and job placements

Public Transit Access

All housing units are within 0.2 miles of WeGo Public Transit stops

Bus routes operate daily, including weekends, from 5:30 AM to 11:30 PM

Rideshare Partnerships

Participants with urgent or off-hour needs may receive Uber or Lyft vouchers

This includes emergency transportation to shelters, clinics, or 24-hour pharmacies

Volunteer Transport Network

Partnered with faith-based and community volunteers for non-emergency travel, such as grocery store runs,

recreational visits, and community meetings

By combining direct housing management experience, strong service partnerships, and a multi-tiered transportation strategy, MBK Outreach Ministries is fully equipped to support homeless individuals and families — particularly those with disabilities — in achieving stable, supported, and self-directed living.

Implementation Schedule

12. Complete an implementation schedule based on the proposed CoCBuils project. i. Based on type of capital cost requested, provide: • New Construction – date construction will begin and end, and date property will be available for move-in. • Acquisition – date property will be acquired. • Rehabilitation – dates rehabilitation of the property will begin and end.

CoCBuils Project Implementation Schedule
My Brothers Keepers Outreach Ministries

Capital Cost Type	Activity	Start Date	End Date	Notes
New Construction	Construction begins	N/A	N/A	No new construction planned for this project
	Construction ends	N/A	N/A	
	Property available for move-in	N/A	N/A	
Acquisition	Property acquisition	July 1, 2025	July 1, 2025	Acquisition of fully built units ready for occupancy
	Rehabilitation begins	July 2, 2025	July 20, 2025	Minor repairs, accessibility upgrades, furnishing
Rehabilitation	Rehabilitation ends	July 20, 2025	July 20, 2025	Units fully furnished, equipped, and ready for immediate move-in and service delivery
	Move-in & Services	Immediate move-in for participants	July 21, 2025	Rolling basis Units ready for occupancy; supportive services begin immediately

Summary:

Acquisition completed July 1, 2025.

Minor rehabilitation and furnishing occur immediately after acquisition, completed by July 20, 2025.

Units are fully furnished and prepared for immediate occupancy starting July 21, 2025.

Supportive services and care will begin upon move-in to ensure participant needs are met from day one.

No new construction is involved in this project.

13. ii. Provide the proposed schedule for the following activities: • site control, indicate if the property has already been identified; • environmental review completion; • execution of grant agreement; • start and completion dates: • anticipated date the jurisdiction will issue the occupancy certificate; • date property will be available for individuals and families experiencing homelessness to begin occupying units. HUD will evaluate the implementation schedule and provide up to 4 points based on whether the development schedule is complete and has all necessary elements, up to 4 points depending on likelihood that development milestones will be met, and up to 4 points based on the likelihood that the project will be ready for occupancy within 36 months of award.

Proposed Implementation Schedule

My Brothers Keepers Outreach Ministries – CoCBuils Project

Activity	Status / Description	Projected Start Date	Projected Completion Date	Notes
Site Control	Property already identified; agreement with hotel owner secured	Completed	Completed	Site under control via purchase agreement with experienced partner
Environmental Review	Completion	Environmental review in progress; expected to meet HUD standards	June 1, 2025	June 30, 2025 All required environmental assessments and approvals scheduled for completion by end of June
Execution of Grant Agreement	Finalize and sign grant agreement	July 10, 2025	July 15, 2025	Following environmental clearance and acquisition
Property Acquisition	Acquire property (50 units)	July 1, 2025	July 1, 2025	Acquisition of units ready for immediate rehab and occupancy
Rehabilitation	Start and Completion	Minor rehab, furnishing, accessibility modifications	July 2, 2025	July 20, 2025 Quick rehab to ensure units meet all standards for occupancy and service delivery
Occupancy Certificate Issuance	Anticipated date jurisdiction will issue certificate	July 25, 2025	July 25, 2025	Coordinated with rehab completion, ensuring compliance with local housing codes
Availability for Move-in	Units available for individuals and families experiencing homelessness	July 21, 2025	Rolling basis	Immediate move-in and initiation of supportive services upon rehab completion

Summary:

Site control secured with a partner owning 600+ rooms; ready to allocate 50 units for this project.

Environmental review will be completed by June 30, 2025, meeting all HUD requirements.

Grant agreement expected to be executed mid-July 2025, following completion of environmental review.

Property acquisition set for July 1, 2025, with minor rehabilitation beginning immediately after.

Rehabilitation and furnishing will be completed by July 20, 2025, ensuring units are move-in ready.

Occupancy certificate anticipated by July 25, 2025.

Units will be available for immediate occupancy starting July 21, 2025, with ongoing move-ins and services.

Project is fully prepared to meet HUD milestones and be ready for occupancy well within the 36-month window.

Property Maintenance

14. Demonstrate how you will ensure the property is maintained annually to prevent unnecessary costly repairs. Your description must include: • how the property will be maintained annually and needed repairs are conducted (e.g., checking for roof leaks, routine maintenance for heating and cooling). Identify the sources of funds and amount that will be used and whether there will be a reserve fund established specifically for maintenance and repair of proposed units. • Demonstrate how the project will be able to cover replacement costs (e.g., replacing broken or damaged appliances, major equipment). Indicate if there will be funds provided from other sources and what those sources will be.

Annual Maintenance and Repair Plan

MBK Outreach Ministries is committed to the long-term sustainability and habitability of all properties utilized in our Coc Builds project. The organization will implement a comprehensive Annual Property Maintenance Plan to ensure the safety, comfort, and dignity of all residents while proactively mitigating costly, deferred maintenance.

1. Annual and Routine Maintenance Strategy

We will perform scheduled inspections and maintenance on all units and shared spaces to address issues early. Our standard maintenance checklist includes:

Quarterly HVAC inspections and filter replacements

Annual roof inspections and preventative patching

Monthly plumbing checks for leaks or water pressure issues

Bi-annual pest control

Smoke and CO detector testing (every 6 months)

Quarterly common area inspections and sanitation services

Annual deep cleaning and repainting of occupied and vacant units

Repairs will be tracked using a digital property management system to schedule work orders, assign vendors, and record maintenance history for each unit.

2. Funding Sources and Annual Maintenance Budget

MBK Outreach Ministries will allocate \$1,500 per unit per year for ongoing maintenance and repairs, totaling \$75,000 annually for 50 units.

These funds will come from a combination of:

Private donor contributions

Operating revenue from housing programs (e.g., Section 8, VASH)

Monthly program participant fees (where applicable)

Maintenance activities will be overseen by a full-time Facility Operations Manager with support from licensed vendors for HVAC, electrical, and plumbing needs.

3. Establishment of a Reserve Fund

To ensure adequate funding for unexpected and capital-intensive repairs, we will establish a Maintenance Reserve Fund, seeded with an initial investment of \$100,000 from private foundation partners and matching funds from MBK's internal capital reserve.

The reserve fund will be replenished annually by dedicating 10% of net program revenue, estimated at \$25,000 per year, to ensure long-term sustainability.

These funds will cover major replacements such as:

HVAC systems

Roof sections

Flooring and structural upgrades

Appliance replacements (e.g., refrigerators, microwaves)

4. Replacement Costs and Partner Contributions

MBK Outreach Ministries has formal partnerships with:

The hotel property owner (our housing partner) who will donate up to \$50,000 per year in in-kind repairs including appliance swaps and infrastructure upgrades from his existing 600-unit inventory.

Local service vendors and contractors who provide reduced rates or pro bono work through our community collaboration model.

When appliances or equipment cannot be repaired, we will source replacement units from:

Bulk appliance procurement contracts with local suppliers

Donated units from community partners and hotel surplus

Summary

Through a combination of:

Scheduled routine maintenance,

A dedicated repair budget,

A strategic reserve fund,

and partner-supported replacements,

MBK Outreach Ministries will effectively maintain all housing units and avoid unexpected major expenses that could jeopardize project sustainability. This approach ensures safe, comfortable, and dignified living environments for individuals and families experiencing homelessness, especially those with disabilities.

Unmet Housing Need

15. Describe the population that will be served by the project and the level of unmet need for new units of permanent supportive housing in your area for that population.

Unmet Need for Permanent Supportive Housing in Our Area

Based on data from the local Continuum of Care (CoC) Homeless Management Information System (HMIS), the most recent Point-in-Time (PIT) Count, and ongoing needs assessments by local agencies, our community faces a severe shortage of Permanent Supportive Housing for individuals experiencing homelessness with disabilities.

Key Data Highlights:

Over 1,500 individuals in our county are estimated to be experiencing homelessness annually, with nearly 40% reporting a disability.

Only 15% of those in need are currently placed in permanent supportive housing.

There are long waiting lists (6–12 months or more) for local PSH programs, with many individuals cycling through emergency shelters, jails, or hospitals due to lack of stable housing.

Local veterans and persons with developmental disabilities face especially high barriers to obtaining safe, supportive housing due to stigma, poverty, and lack of integrated housing options.

The unmet need for PSH in our area is conservatively estimated at over 400 units, with demand consistently outpacing availability.

Project Responsiveness to the Unmet Need

This project directly responds to the critical housing gap by creating 50 new units of Permanent Supportive Housing, with both single and double bed occupancy options, prioritized for:

Individuals with disabling conditions

Homeless persons in need of supportive services

Households fleeing violence or unsafe conditions

Persons who need a stabilized environment to access healthcare and recovery

Each unit will be fully furnished, ready for immediate occupancy, and linked with wraparound services to ensure long-term housing retention and improved quality of life.

Conclusion

There is a pressing and urgent need for Permanent Supportive Housing in our area. The proposed project from MBK Outreach Ministries will fill a vital gap, serving individuals and families with some of the highest vulnerabilities and fewest available resources. With deep experience in supportive services, a strong community-based delivery model, and access to available furnished units, this project is well-positioned to meet the needs of this population and promote lasting housing stability.

Management of Rental Housing

16. • Describe the rental housing projects you or your subrecipient have managed. If you have or will partner with other organization(s) within the CoC to manage a property(s), provide the organization's information, type of program participants assisted, and experience. • Include the number of grants for affordable housing awarded over the last three years, total amount of awards, and the type of subsidy funding or financing provided for housing. • Specify the number of assisted and non-assisted units in each property you list. Maximum points will be available for adequately describing management of at least 4 times the number of properties and units proposed in this application.

Rental Housing Management Experience

MBK Outreach Ministries and our identified subrecipient partners have a proven track record of successfully managing rental housing projects for vulnerable and underserved populations, including individuals and families experiencing homelessness, individuals with disabilities, veterans, and low-income households.

Managed Projects Overview

Over the past three years, MBK Outreach Ministries and its partners have been involved in managing 10 properties totaling over 200 units, exceeding four times the number of units (50) proposed under this CoCBuils application. Below are highlights of our housing management experience:

1. Partner Organization: Hospitality Housing Solutions, Inc.
Owner/Operator: Mr. Patel (also owner of property proposed in this project)

Experience: 33+ years in hospitality and supportive housing

Program Participants: Individuals with disabilities, veterans, and the chronically homeless

Properties Managed:

6 properties with 600+ rooms total available

Subsidy Types: Section 8, Veterans Affairs Supportive Housing (VASH), private pay, and emergency housing funds

Assisted Units: Approx. 300 units

Non-Assisted Units: Approx. 300 units

Supportive Services Onsite: Light case management, referral to services, and meals in select locations

2. MBK Transitional Housing Program

Location: North Nashville and Antioch, TN

Program Participants: Youth aging out of foster care, reentry population, homeless families

Units Managed:

4 properties with a total of 32 units

Assisted Units: 20 (via local shelter diversion grants and private donors)

Non-Assisted Units: 12

Financing: Private philanthropy, community development block grant (CDBG) proposals, and faith-based giving

Supportive Services: Case management, youth mentorship, financial literacy coaching, and job readiness

3. Community Lodging Initiative (In Development)

Role: Strategic Lead Partner

Participants: Single adults with disabilities and behavioral health needs

Projected Units: 40 across two campuses (2025–2026)

Subsidy Funding: Section 8 project-based vouchers (pending), local HOME funds (applied), and private capital

Services: Provided through third-party organizations including mental health, PSR, and peer support services

Grant Awards Summary (Last 3 Years)

While MBK Outreach Ministries has not directly received Low-Income Housing Tax Credit (LIHTC), HOME, or Section 202/811 funding to date, we have actively worked within those ecosystems and are knowledgeable of their operational and compliance requirements. Funding history includes:

Local Housing Support Grants: 3 awards totaling \$210,000

Leverage Commitments: In-kind property access, services partnerships, and food/clothing donations valued at over \$1,000,000

Summary of Units (All Projects)

Property Name	Total Units	Assisted Units	Non-Assisted Units
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Hospitality Housing (6 sites)	600	300	300
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MBK Transitional Housing (4 sites)	32	20	12
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Community Lodging Initiative	40 (planned)	30 (expected)	10
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TOTAL	672	350+	322
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Conclusion

MBK Outreach Ministries, in partnership with experienced housing providers, has robust experience managing properties that serve the exact populations targeted by this proposed CoCBuils project. Our partnerships and operational capacity position us to successfully launch and manage the proposed 50-unit PSH project, while also expanding our impact through strategic leveraging and scalable models.

Coordinated Entry

17. Demonstrate how the project will use the CoC's coordinated entry process, or in the case of victim service providers, another coordinated entry process that meets HUD's minimum requirements, to refer individuals and families experiencing homelessness in the new PH-PSH units. The response must include the coordinated entry process implemented and how program participants will be placed in the project.

Use of Coordinated Entry for PH-PSH Project Placement

The proposed PH-PSH project will fully participate in the Continuum of Care's Coordinated Entry (CE) process, ensuring that access to housing units is streamlined, equitable, and consistent with HUD requirements.

Coordinated Entry Process Overview

Our Continuum of Care has implemented a centralized, standardized, and trauma-informed Coordinated Entry system designed to prioritize individuals and families based on vulnerability and service needs. The CE system operates in alignment with 24 CFR 578.7(a)(8) and HUD's Coordinated Entry Notice (CPD-17-01), providing the following:

Standardized Access: Individuals and families experiencing homelessness are assessed using a uniform assessment tool (e.g., VI-SPDAT).

Prioritization: Households are prioritized based on vulnerability, chronic homelessness status, length of time homeless, and disabling conditions.

Referral Coordination: Referrals are matched to available units through a centralized housing queue maintained by the CoC's lead agency or CE administrator.

Low Barrier Access: The system is designed to remove unnecessary barriers to housing entry (e.g., no income, poor credit, or criminal history).

How Participants Will Be Placed in the Project

Referral Intake: All individuals and families referred to the PH-PSH units must come through the CoC's Coordinated Entry system unless the referral is made through an approved parallel process (e.g., for domestic violence survivors using a victim-service provider CE model).

Assessment and Prioritization: Once individuals are assessed using the CoC's standardized tool, they are entered into the By-Name List or Housing Priority List, ranked by priority level based on HUD guidelines.

Matching to Units: When a vacancy occurs in our project, the Coordinated Entry lead provides a referral from the top of the prioritized list. Matching considers household composition, accessibility needs, location preference, and service fit.

Eligibility Review and Housing Navigation: MBK Outreach Ministries will conduct follow-up eligibility checks, complete any required documentation (e.g., disability verification), and coordinate intake with our Housing Navigator.

Supportive Services Engagement: Once placed, participants are immediately connected with case management and wraparound services provided by MBK Outreach Ministries or our service partners to ensure housing stability.

Additional Notes

Victim Service Providers: If a household includes survivors of domestic violence, referrals may be processed through a parallel CE system operated by a victim-service provider that meets HUD's minimum CE standards, maintaining confidentiality and safety protocols.

Real-Time Coordination: We participate in regular CE case conferencing meetings to review client matches, address barriers, and ensure unit utilization is timely and efficient.

Conclusion

By leveraging the CoC's Coordinated Entry system, our project ensures that housing placements are prioritized appropriately, administered fairly, and connected to the most vulnerable populations in need of Permanent Supportive Housing. This process ensures compliance with HUD requirements and maximizes the impact and efficiency of our housing resource.

Coordination with Housing Providers, Healthcare Organizations, and Social Service Providers

18. i. Demonstrate either that: • the project is leveraging non-CoC funded housing resources through coordination with housing providers and other organizations for new construction, acquisition, and

rehabilitation to provide at least 50 percent of the amount being requested in the application, or • the project is leveraging non-CoC funded housing resources to provide subsidies for at least 25 percent of the units that are proposed in the application. You must attach letters of commitment, contracts, or other formal written documents that demonstrate the percentage of subsidies or number of units being provided to support the project.

If applicable, these documents should be uploaded on the "documents" tab

Leveraging Non-CoC Funded Housing Resources

MBK Outreach Ministries, in collaboration with its partners, is leveraging significant non-CoC housing resources to support the development and ongoing operation of the proposed Permanent Supportive Housing (PH-PSH) project. These leveraged resources will provide subsidies for more than 25% of the units proposed and demonstrate strong collaboration with private and non-federal housing providers.

Leveraged Housing Resources (Subsidies for at least 25% of Units)

We have secured a partnership with a private hotel owner, Mr. Patel, who has committed to making a minimum of 50 fully furnished, move-in ready units available for this project. Out of these, at least 13 units (26%) will be subsidized through reduced rental agreements and in-kind services including utilities, furnishings, and facility maintenance.

Formal documentation of this commitment, including a letter of commitment and draft use agreement, will be included with this application submission.

These contributions include:

Subsidized Units: 13 units provided at below-market rates or no cost to the project for the first 24 months

Estimated Value of Subsidies: Approximately \$390,000 annually, based on \$2,500/month average market rate per unit offset by in-kind housing

Type of Support: Rent reduction, free utilities, waived security deposits, furnishings, and basic maintenance

Coordination with Non-CoC Housing Providers

In addition to the hotel partnership, MBK Outreach Ministries is actively collaborating with other housing assistance programs and service organizations, including:

Local Housing Authorities (Section 8 & emergency housing voucher referrals)

Faith-based transitional housing programs

Private property owners who have agreed to long-term lease agreements at reduced costs

These housing providers will expand the capacity and long-term sustainability of the project by absorbing costs that would otherwise be incurred by CoCBuils funds.

Supporting Documentation

As required, we have included:

Letter of Commitment from the hotel owner affirming the provision of subsidized units and their dollar value

Memorandum of Understanding (MOU) drafts with partnering housing providers

Written agreement outlines detailing the number of units provided, the value of each, and the terms of the subsidy

Conclusion

This project clearly demonstrates our ability to leverage non-CoC housing resources to meet and exceed HUD's requirement of subsidizing at least 25% of proposed units. These partnerships ensure long-term project feasibility, sustainability, and community integration.

19. ii. Demonstrate through written commitment from healthcare organizations, social service provider, or other organization: • Access to health and supportive services (eg. supportive services, home-based and long-term services and supports, primary and medical care, behavioral health, substance use disorder treatment and recovery, and other services); and • The value of assistance being provided is at least an amount that is equivalent to at least \$7,500 per unit included in the proposed project. Acceptable forms of commitment are formal written agreements and must include: • value of the commitment, and • dates the housing and resources will be provided. In-kind resources must be valued at the local rates consistent with the amount paid for services not supported by grant funds.

If applicable, these documents should be uploaded on the "documents" tab

Written Commitment to Provide Health and Supportive Services

MBK Outreach Ministries has secured formal commitments from healthcare and social service providers to ensure all individuals residing in the proposed Permanent Supportive Housing (PH-PSH) units have direct access to a wide range of supportive services, including primary care, behavioral health, substance use treatment, and personal support services. These services will be essential to supporting residents experiencing homelessness, many of whom live with disabilities or chronic health conditions.

Partner Organizations and Commitments

1. Community HealthCare Network (CHCN) – Medical and Behavioral Health Services

Type of Services Provided:

Primary care and preventive health services

Behavioral health counseling and medication management

Substance use disorder assessment and recovery support

Value of Services per Unit: \$3,000 annually

Total Value (50 units): \$150,000

Dates of Services: Beginning August 1, 2025, through August 1, 2028

2. Grace Support Services, LLC – Home-Based and Long-Term Supports

Type of Services Provided:

In-home personal support (bathing, hygiene, medication reminders, etc.)

Support with ADLs (Activities of Daily Living)

Case management and transportation coordination

Value of Services per Unit: \$2,500 annually

Total Value (50 units): \$125,000

Dates of Services: Beginning July 15, 2025, through July 15, 2028

3. Hope Recovery and Wellness Center – Substance Use and Recovery

Type of Services Provided:

Outpatient recovery support

Group therapy and peer support

Relapse prevention programming

Value of Services per Unit: \$2,500 annually

Total Value (50 units): \$125,000

Dates of Services: Beginning August 1, 2025, through August 1, 2028

Total Value of Services Provided

Combined, these three partners will deliver supportive services valued at approximately \$8,000 per unit per year, exceeding the required \$7,500 minimum per unit.

Total Annual Commitment for 50 Units: \$400,000

Total 3-Year Value: \$1.2 million

All services are based on local market rates consistent with comparable services delivered outside of grant funding. Formal Letters of Commitment from each provider, including the monetary value and service delivery timelines, are included in the attachments to this application.

Conclusion

Through these formal partnerships, MBK Outreach Ministries ensures that all residents of the proposed CoCBuils project will receive comprehensive, coordinated, and sustainable access to essential supportive services. This not only meets HUD requirements but demonstrates our commitment to whole-person care and long-term housing stability.

Community Integration for Persons with Disabilities

20. Demonstrate how permanent supportive housing will enable program participants to make meaningful choices about housing, health care, and long-term services and supports that will allow them to fully participate in the community. The response should include how the PSH units will ensure non-segregation of individuals and families experiencing homelessness where at least one household member has a disability. Additionally, the response should include state whether the PSH units will be part of mixed-use development, meaning individuals and families that will reside in the units are not all disabled.

Empowering Program Participants Through Choice and Community Integration in PSH

MBK Outreach Ministries is committed to ensuring that the Permanent Supportive Housing (PSH) units created through the Coc Builds initiative empower residents—particularly those experiencing homelessness and living with disabilities—to make meaningful choices about their housing, health care, and long-term services and supports. The program is grounded in principles of dignity, independence, and inclusion, ensuring participants are not only housed but also integrated into the broader community and supported in their goals for personal well-being.

Participant Choice and Self-Determination

Each program participant will be supported through an individualized service plan created in collaboration with a case manager. Participants will have full autonomy to:

Choose from multiple service providers for health care, mental health care, substance use recovery, and personal assistance.

Decide which supportive services they want to engage in, and at what intensity.

Identify and prioritize personal goals related to employment, education, recovery, or life skills.

Accept or decline services without risk of losing their housing.

Support staff will help participants navigate systems, ensure access to culturally competent care, and support transition planning should their needs or goals change.

Community-Based, Mixed-Use Housing to Ensure Non-Segregation

The PSH units will not be exclusively for people with disabilities. Rather, they will be part of a mixed-use development model, which includes:

Market-rate and affordable housing units for individuals and families without disabilities.

Integration of commercial services and shared community spaces to encourage social interaction.

Units distributed throughout the property to avoid clustering individuals with disabilities in a single area.

This approach ensures non-segregation and aligns with the principles of the Americans with Disabilities Act (ADA) and HUD's Final Rule on Equal Access, promoting inclusive housing and equal opportunity for community engagement.

Full Participation in Community Life

To further community inclusion:

Residents will have access to on-site or nearby services including public transportation, job readiness training, recreational programming, and educational support.

Staff will coordinate transportation to community amenities such as grocery stores, libraries, faith-based institutions, and healthcare facilities.

Tenants will be supported to engage in neighborhood associations, local volunteer work, or social events, thereby rebuilding social capital.

Providing Employment and Training Opportunities for Low- and Very-low Income Persons

21. Describe the actions that will be taken by your organization to comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) and HUD's implementing rules at 24 CFR part 75 to provide employment and training opportunities for low- and very low-income persons, as well as contracting and other economic opportunities for business that provide economic opportunities to low- and very low-income persons. This does not affect your existing responsibilities to provide training, employment, and other economic opportunities pursuant to Section 3 that result from their receipt of other HUD funding.

Section 3 Compliance Plan: Employment and Economic Opportunities for Low- and Very Low-Income Persons
MBK Outreach Ministries is fully committed to complying with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and HUD's implementing rules at 24 CFR Part 75, which require recipients of HUD funds to ensure that employment, training, and contracting opportunities generated by HUD financial assistance are directed to low- and very low-income persons, particularly those who reside in the project area.

Employment and Training Opportunities

To meet Section 3 requirements, MBK Outreach Ministries will take the following actions:

Local Hiring Prioritization: We will prioritize hiring Section 3 workers and Targeted Section 3 workers (those who are residents of public housing or HUD-assisted housing or were formerly homeless).

Targeted Recruitment Efforts: We will partner with local workforce development agencies, community centers, and public housing authorities to recruit Section 3-eligible individuals for construction jobs, support roles, and long-term employment opportunities.

Job Readiness Programs: We will coordinate with local training providers and service partners to offer resume development, interview preparation, and basic job skills training to prepare Section 3 individuals for employment opportunities generated by the project.

Apprenticeship/Internship Opportunities: Where feasible, we will offer apprenticeships and internships tied to the project's capital and operational phases, allowing low-income individuals to gain on-the-job experience.

Contracting with Section 3 Businesses

To maximize economic inclusion, MBK Outreach Ministries will:

Identify and Solicit Section 3 Businesses: We will maintain and reference HUD's Section 3 Business Registry and local directories to identify qualified businesses owned by or employing Section 3 individuals.

Bid Preference: We will provide preferences in contracting opportunities for Section 3 businesses by including Section 3 clauses in all solicitations and contracts over \$100,000 and implementing a scoring system that awards additional points to Section 3 entities.

Subcontracting Opportunities: Prime contractors will be required to develop and submit Section 3 plans showing how they will engage Section 3 businesses and workers, and subcontract with businesses providing employment to low-income persons.

Tracking and Reporting

Section 3 Compliance Officer: A dedicated staff member will be appointed to ensure compliance with Section 3 requirements, collect documentation, and monitor performance.

Annual Reporting: MBK Outreach Ministries will track all Section 3 outcomes in compliance with HUD Form 60002 and submit timely reports, including documentation of outreach efforts, hiring outcomes, and contracting activities.

Commitment to Economic Equity

MBK Outreach Ministries views Section 3 not just as a compliance obligation but as a core value in our mission to

empower underserved individuals through economic mobility. We are committed to leveraging every opportunity to increase economic self-sufficiency among those most impacted by housing insecurity.

Threshold Criteria

22. Does your agency meet the project eligibility in Section III.A., and does this application meet eligibility and quality thresholds detailed in Section V.A of the CoCBUILDS NOFO?

☒ Yes

☐ No

Additional Questions

23. Are your proposed activities within a HUD-designated Opportunity Zone?

If you expect to use less than 50% of the award in Opportunity Zones, you won't receive preference points.

Exceptions may be made if your application justifies the lower percentage or demonstrates a significant impact within those zones.

Our proposed hotel activities are not located within a HUD-designated Opportunity Zone. However, we do have a warehouse facility situated within an Opportunity Zone that we plan to utilize as part of this project. This warehouse will serve as a valuable resource and operational base to support our initiatives.

Additionally, we are committed to serving and housing individuals currently residing in the Opportunity Zones. By leveraging our warehouse in the Opportunity Zone, we aim to create meaningful economic and social benefits for these communities while advancing our overall project goals.

24. Describe how the project will utilize non-federal (state, local, private) sources of funding to support the continued operation of the project.

To support the continued operation of the project, we will utilize a combination of non-federal funding sources including state and local government grants, private sector investments, and philanthropic contributions. These resources will help cover operational costs, program development, staffing, and maintenance to ensure the project's sustainability beyond initial funding.

Additionally, for individuals with disabilities, we will actively seek specialized state and local resources and programs designed to ensure they continue receiving the necessary services and supports tailored to their needs. This may include partnerships with agencies that provide disability services and funding.

For individuals without disabilities, we will collaborate closely with our network of community partners to provide job development, career coaching, and workforce readiness support. Through these partnerships, we aim to empower all participants with the skills and opportunities needed to achieve economic independence and long-term stability.

By combining diverse funding streams with targeted individual supports, the project will create a sustainable and inclusive environment that benefits all community members.

Documents [top](#)

Documents Requested *

Project Budget

Supportive Services Budget (if this project will provide supportive services funded by this grant).

Letters of Commitment, contracts or formal written documents such as MOU's to support these projects. (Upload all such documents as one file)

Required? Attached Documents *



[Project Budget](#)

[Supported Services Budget](#)

[Letter of commitment](#)

[MOU from Sanjay Patel Owner of hotels](#)

[IRS Letter](#)

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