

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing the County Executive to execute a Cooperative Agreement with Connections to Success, Inc., for the Constructing Futures II Project, at a cost to the County not to exceed \$75,000.00.

RESOLUTION #17194, March 1, 2010

INTRODUCED BY James D. Tindall, County Legislator

WHEREAS, the Constructing Futures Project is a unique public-private partnership designed to provide a structured pathway to allow former drug offenders to enter the construction industry, and at the same time provide transitional and permanent housing to those in need; and,

WHEREAS, the project will allow recovering drug offenders to learn the construction trade by rehabilitating an abandoned house that can then be occupied by a homeless family; and,

WHEREAS, Connections to Success, Inc., will serve as the manger for this project; and,

WHEREAS, the Housing Resource Commission has approved Housing Resources Commission funds in the amount of \$75,000.00 for this project for transitional living for homeless citizens of Jackson County; now therefore,

BE IT FURTHER RESOLVED, that the County Legislature of Jackson County, Missouri, that the County Executive be and hereby is authorized to execute a Cooperative Agreement, in a form to be approved by the County Counselor, with Connections to Success, Inc., at a cost to the County not to exceed \$75,000.00; and,

BE IT FURTHER RESOLVED, that the Director of Finance and Purchasing be and hereby is authorized to make all payments including final payment on the agreement.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

Pamela Zeller
Deputy/Assistant County Counselor

[Signature]
Acting County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution #17194 of March 1, 2010, was duly passed on March 1, 2010 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 8

Nays 0

Abstaining 0

Absent 1

3-1-10
Date

Mary Jo Spino
Mary Jo Spino, Clerk of Legislature

There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.

ACCOUNT NUMBER: 043 7001 56789
ACCOUNT TITLE: Homeless Assistance Fund
Housing Resource Commission
Outside Agency Funding
NOT TO EXCEED: \$75,000.00

February 24, 2010
Date

[Signature]
Director of Finance and Purchasing

Constructing Futures
A Collaboration of Gentlemen of the Roundtable
And
Connections to Success
Revised - February 23, 2010

Need for Project

Jackson County, Missouri faces a growing number of ex-offenders returning to its neighborhoods each year. Many are returning without jobs, job skills or a plan to attain either. This inability to become employed creates additional problems with housing, drug dependency, criminal behavior, etc. leading approximately 80% of unemployed ex-offenders to recidivate. The social and economic cost to Jackson County resulting from this circumstance is overwhelming.

Much study has occurred regarding the relationship between employment and crime. It is widely believed that higher employment results in reduced crime. Many former offenders experience employment challenges due to the lack of necessary skills for today's jobs. They are unable to achieve economic stability due to limited education, minimal skills, and a lack of traditional work-related ethics and behavioral norms. Limited incomes, joblessness, crowded housing, diminishing resources, and being academically unprepared contribute to the dysfunction of many urban neighborhoods throughout Jackson County.

Another challenging problem facing many ex-offenders and other low-income families is suitable housing. Statistics from the Urban Institute indicate that as many as 30% of returning ex-offenders find themselves homeless. Shelters and other transitional living centers continue to be overcrowded with many having long waiting lists for admission.

The above circumstances have led to the creation of "Constructing Futures". This unique program will offer hands-on training in basic home remodeling, followed by fulltime employment placement. The project will provide wage-paying transitional employment followed by unsubsidized private sector employment offering career potential. In addition, the homes to be renovated by this project will serve as permanent housing to selected families as well as transitional housing to others. The Constructing Futures program model is designed to be replicated over and over as more abandoned properties can be secured together with necessary funding.

Project Partners

Constructing Futures is a unique public-private partnership designed to provide a structured pathway for former offenders to enter the construction industry, along with providing permanent housing to those in need. This project centers on a coalition of partners representing business, non-profit service providers and the Jackson County Housing Resource Commission.

Connections to Success and **Gentlemen of the Roundtable** are non-profit organizations providing services to former offenders throughout the Kansas City community. Services include skills training, employment, career & professional development, housing, transportation,

substance abuse counseling, mentoring and other related assistance. Both agencies will combine its resources to implement all phases of this project.

Project Objectives

The primary objectives of this project are as follows:

1. Reduce the recidivism rate of former offenders residing in Jackson County, Missouri. This will be accomplished by providing selected participants with:
 - Marketable vocational skills in basic home remodeling.
 - Viable source of income while developing vocational skills.
 - Resource management and mentoring to achieve their goals.
 - Means to develop pride in their accomplishments and in their community.

2. Improve the environment of a Jackson County, Missouri neighborhood.

This will be accomplished by:

- Rehabbing an abandoned single family home located at 4401 Myrtle in a Jackson County, Missouri urban neighborhood.
- Make the rehabbed home available to the community as permanent housing for a homeless family.

Project Design

The primary partners in this project are:

- Jackson County, MO Office of the County Executive
- Jackson County Housing Resource Commission
- Connections to Success
- Gentlemen of the Roundtable

The project will leverage existing community resources currently serving offenders returning to Kansas City implemented by Connections to Success. Each participant will be enrolled in the Re-entry of Ex-Offenders (RExO) project funded by the Dept. of Labor. This grant provides workforce readiness training, job placement, resource management and other assistance needed for the participant to achieve his goals. Additionally, in-kind donations will be sought from local businesses and will be included in the project.

“Constructing Futures” will be implemented in three (3) phases as follows:

Phase 1 - Introduction and orientation meetings will be held by Connections to Success and Gentlemen of the Roundtable to describe the project and seek those interested in participating. This population includes former offenders convicted of a felony and recently released to the Jackson County community. Based on assessment results, seven (7) participants will be selected

to attend a one (1) week Personal and Professional Development workshop administered by Connections to Success. Emphasis of the curriculum is on the strengths, abilities and skills identified by each participant. On each day of training, participants are led through a career development model that has been successfully used by diverse populations. Asset building begins the process of career development by helping participants identify strengths, likes and interests that can be developed into employment opportunities.

Phase 2 - Those who have successfully completed the Personal and Professional Development workshop and desire to enroll in the "Constructing Futures" project will enter Phase 2. It is planned that seven (7) primary participants will be chosen along with three (3) alternates. Phase 2 consists of a brief orientation to the project. Activities include project overview, site visit, safety instructions, performance expectations, etc. Each participant will be required to sign a "Participation Agreement" outlining expectations and commitments for continued participation. All agreements will be signed by participants, representatives of Gentlemen of the Roundtable and Connections to Success.

Phase 3 – This approximately seven (7) week phase involves on-the-job training at the selected work site. Activities necessary to rehab the selected home offer opportunities to learn basic skills in the following areas:

- Demolition work
- Carpentry (installing cabinets, trim, taking measurements, etc.)
- Minor Plumbing (changing out fixtures, faucets, shower heads, etc.)
- Minor Electrical (installing outlets, switches, light fixtures, etc.)
- Interior Painting
- Hanging, mudding, taping and sanding drywall
- Carpet and tile installation
- Exterior siding installation and repair
- Running duct work
- Landscaping and retaining wall installation
- Other basic remodeling activities

During Phase 3, each participant will be paid an hourly wage of \$10.00. Participants will receive a weekly payroll check from Gentlemen of the Roundtable with all applicable taxes and withholdings accounted for.

Upon completion of Phase 3, participants will receive certificates of completion from the program and be prepared for private sector employment.

Outcomes

“Constructing Futures” will produce many positive outcomes including:

1. A structured pathway for former offenders to enter a high growth industry.
2. Permanent housing for homeless families in need of suitable living quarters, as well as transitional living for project participants and other qualified adults.
3. Opportunities to transform abandoned properties into livable housing.
4. Reduced recidivism among local, former offenders.
5. Source of labor for growing construction opportunities in the Jackson County region.

Evaluation

1. The program will track the number and demographic make up of potential participants who apply for the program, the number and demographic make up of those that are accepted, and the number and demographic make up of those who graduate from the program.
2. The program will document the condition of the house/building including its curb appearance, before and after the successful completion of the project.
3. The program will survey participants to get their perceptions of how the program affected their re-integration back into the community.
4. The program will document the number of graduates who are offered employment.

Structure of Agreement

Connections to Success will enter into a Cooperative Agreement with Jackson County, Missouri to complete all activities included in this proposal and receive payments according to the attached budget and payment schedule. Connections to Success will enter into a Construction Services Agreement with Gentlemen of the Roundtable to provide selected activities in this proposal.

Project Budget for Property at 4401 Myrtle, Kansas City, MO

<u>Item</u>	<u>Exterior – Expenditures</u>	<u>Amount</u>
1	Landscape	\$ 300
2	Build retaining wall (NW corner of lot)	600
3	Perimeter Fence	600
4	Covering to front entrance	<u>350</u>
	Subtotal -	\$ 1,850

<u>Item</u>	<u>Interior – Expenditures</u>	<u>Amount</u>
1	Drywall	\$ 1,700
2	Carpet and Tile	900
3	Install security alarm and 12 mo. operations	900
4	HVAC and associated ductwork	3,700
5	Painting	300
6	Kitchen cabinets	400
7	Electrical wiring	2,000
8	Plumbing	1,700
9	Bathroom and kitchen sinks	350
10	Toilet and bathtub	350
11	Refrigerator, stove, washer, dryer, microwave, dishwasher & hot water heater	2,500
12	Doors & windows	<u>1,700</u>
	Subtotal -	\$ 16,500

<u>Item</u>	<u>Administrative/labor Cost</u>	<u>Amount</u>
1	Field Supervisors/Trainers (2)	\$ 6,550
2	Laborers (7) x \$10/hr. x 40 hrs/wk x 7 weeks	19,600
3	FICA/Medicare – Employer	1,960
4	GRT Construction Management	4,000

5	CtS Job Coach	2,780
6	CtS Project Management	4,000
7	Building permit	400
8	Utilities (Water, Gas & Electric)	700
9	Workers Compensation	
	Initial payment	5,845
10	General Liability	
	Initial payment	2,250
	Second payment	430
11	Hazard & Builders Risk	<u>475</u>
	Subtotal	\$48,990
	Total Project Estimate -	\$67,340

Constructing Futures

Payment Drawdown Schedule

Payment #1 -	\$40,000
Payment #2 -	\$25,320

Payment #1 is due and payable upon execution of the agreement between Connections to Success and Jackson County. An invoice will be presented at contract signing for \$40,000. Site work cannot begin until receipt of first payment.

As Payment #1 funds are nearly all expended, an invoice for Payment #2 will be submitted. Accompanying this invoice will be an accounting of Payment #1 expenditures. It is necessary for Payment #2 to be received prior to complete expenditure of Payment #1 funds to maintain project progress.

3% of the total contract amount, or \$2,020, will be held back from Payment #2 until completion of the project. This amount will be paid upon completion of the project, and upon submission of a summary of all expenditures with backup documentation substantiating project funds.



31-410-15-02-00-0-00-000 04/20/2005

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 17194

Sponsor(s): James D. Tindall

Date: March 1, 2010

SUBJECT	Action Requested: Need For Agenda of March 1, 2010 <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance Project/Title: Connections To Success – Constructing Futures II Project - A Transitional Living Project											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Amount authorized by this legislation this fiscal year:</td> <td style="width: 40%; text-align: right;">\$ 75,000</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$ 75,000</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$ 75,000</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT 043-7001-6789 HRC Outside Agency Funding</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:	\$ 75,000	Amount previously authorized this fiscal year:	\$ 0	Total amount authorized after this legislative action:	\$ 75,000	Amount budgeted for this item * (including transfers):	\$ 75,000	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT 043-7001-6789 HRC Outside Agency Funding
Amount authorized by this legislation this fiscal year:	\$ 75,000											
Amount previously authorized this fiscal year:	\$ 0											
Total amount authorized after this legislative action:	\$ 75,000											
Amount budgeted for this item * (including transfers):	\$ 75,000											
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT 043-7001-6789 HRC Outside Agency Funding											
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): Resolution # 16695, August 18, 2008											
CONTACT INFORMATION	RLA drafted by (name, title, & phone): Celestine Williams, HRC Director, 881-1409											
REQUEST SUMMARY	Authorizing the County Executive To Execute A Cooperative Agreement With <u>Connections To Success, Inc.</u> For <u>Constructing Futures II Project</u> At A Cost To The County Not To Exceed \$75,000. This Would Rehab An Abandoned House At 4401 Myrtle, KC, MO For Transitional Living For Homeless Citizens Of Jackson County. The Housing Resources Commission Board approved this proposed expenditure at their January 27, 2010 meeting.											
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)											
ATTACHMENTS	***See Attached***											
REVIEW	<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Department Director: <i>Celestine J. Williams</i></td> <td style="width: 30%;">Date: <i>2/23/10</i></td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date: <i>2/24/10</i></td> </tr> <tr> <td>Division Manager: <i>Mary Rasmussen</i></td> <td>Date: <i>2/24/10</i></td> </tr> <tr> <td>County Counselor's Office:</td> <td>Date: _____</td> </tr> </table>		Department Director: <i>Celestine J. Williams</i>	Date: <i>2/23/10</i>	Finance (Budget Approval): <i>If applicable</i>	Date: <i>2/24/10</i>	Division Manager: <i>Mary Rasmussen</i>	Date: <i>2/24/10</i>	County Counselor's Office:	Date: _____		
Department Director: <i>Celestine J. Williams</i>	Date: <i>2/23/10</i>											
Finance (Budget Approval): <i>If applicable</i>	Date: <i>2/24/10</i>											
Division Manager: <i>Mary Rasmussen</i>	Date: <i>2/24/10</i>											
County Counselor's Office:	Date: _____											

