

# LOI Form

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## *LOI*

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If you would like to complete this Letter of Intent in Word first and copy your answers over later, use the following link: [Download LOI](#)

The rubric that will be used to score your Letter of Intent can be found here: [Download LOI Rubric](#)

Please pay attention to character limits while working on your draft. These limits include spaces.

### Organization Name\*

Community Action Stops Abuse, Inc. (CASA Pinellas)

### Project Name\*

Create a brief name for this large capital project. This is how it will appear throughout the PCF grant portal.

CASA Family Justice Center North

### EIN\*

59-2114359

### Incorporation Year\*

What year did your organization incorporate? This will be the year listed on your determination letter from the Internal Revenue Service.

1981

### Organizational Mission Statement\*

What is your organization's mission statement? This should be no longer than one or two sentences.

Challenging the societal acceptance of all forms of domestic violence, CASA Stands Up To Silence through advocacy, prevention, intervention and support services.

### Unique Entity ID (SAM)

Please provide your organization's Unique Entity ID number. This is a specific number used by the federal government to identify your organization. **This is different from a DUNS number, which the federal government no longer uses.**

If you do not have a Unique Entity ID number, you can create an account on SAM.gov and apply for one here (it is free and may take 3-4 days for approval): <https://sam.gov/content/home>

This field is optional as to not stop a qualifying organization from applying. HOWEVER, a Unique Entity ID number will be required if your organization is approved for a grant. Your organization should apply for a number now if it does not yet have one.

Character Limit: 12

UGHLKVBMDAR4

### Annual Operating Budget Size\*

Please provide the amount of your annual operating budget (expenditures only) for your entire organization.

\$8,543,890.00

### Amount Requested\*

The maximum grant amount is \$5 million. You may request up to 5% for grant administration, project management, and other indirect costs. Please be sure your indirect cost rate is represented in the figure you put below.

**Note: You will be required to upload a more detailed budget if you are approved for the full application stage. You will need to also attach any bids, estimates, and agreements with contractors or other vendors in relation to the proposed project.**

\$2,000,000.00

### Does the total project cost exceed the amount your organization is requesting?\*

Please note: Answering "Yes" will cause additional questions to load later in this application.

#### Examples

ABC Childcare is seeking funding for a new playground. ABC Childcare is asking PCF to fund \$150,000 for certain equipment, and will seek other funding and donations for the remaining \$20,000 of the playground. ABC Childcare would select "Yes" for this question.

Better Tomorrow, a mental health provider, is looking to expand their counseling center by two rooms to meet increased service demand arising from the pandemic. Better Tomorrow has secured \$25,000 in private contributions, and wants to request the remaining \$125,000 in this grant. Better Tomorrow would select "Yes" for this question.

DBE Food Pantry is seeking funding for a new HVAC unit for their pantry, and is requesting \$40,000 from PCF to cover the entire cost. DBE Food Pantry would select "No" for this question.

Yes

## Parent Non-Profit/Subsidiaries\*

If your organization has a parent non-profit that has multiple subsidiaries, will multiple subsidiaries be applying in this process?

### Example

Better Tomorrow is the parent non-profit of three organizations. Two of those organizations want to apply in this process. Both would select "Yes" on this question.

No

## *Request Specifics*

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### Organization Programming Background\*

Please describe the programming your organization offers to the community and the length of time it has been doing so. That is, what does your organization **do** and **how long** has it been doing it?

Community Action Stops Abuse, Inc. (CASA) is the lead organization in this project. CASA is a nonprofit organization, and has provided safety and sanctuary to survivors of domestic violence and their children since 1977. No discrimination is made with regard to race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, marital status, disability, immigration status, education, employment status, residency, legal history, or socioeconomic status. This includes male and lesbian, gay, bisexual, transgender, intersex, and questioning (LGBTQ+) persons. CASA does not have any religious affiliation. The goal of CASA's programs is to reduce the incidence of domestic violence by providing families with adequate resources for safety and a realistic safety plan. Our continuum of services includes a 100 bed emergency shelter, outreach support groups, 24 hour crisis hotline, rapid rehousing, transitional and permanent supportive housing, substance abuse and mental health advocacy, child protection advocacy, justice advocacy, legal aid for injunction for protection, and education for youth and professionals. In October 2022, CASA will open the only Family Justice Center in the state of Florida, creating a centralized point of service for survivors and partnering with law enforcement, legal services, healthcare, and the school district. CASA has been continuously state certified as a domestic violence center, renewing that certification with annual agency audit, and recognized as a respected and innovative leader in domestic violence, being one of the first in the state.

If awarded, this funding will purchase and renovate property in north Pinellas for provision of a Family Justice Center.

### Community Need\*

Please describe the community need that exists for your programming. If you are able to cite quantitative, local data, that will strengthen your proposal.

Over one quarter of all crimes in Pinellas County are domestic violence (DV) offenses. Richards et al. (2021) indicate that the majority of DV victims do not want to call law enforcement, and are more likely to call victim service organizations. This is why collaboration on these cases is so important. Pinellas County ranks 66 out of 67 Florida counties in terms of land area, but had 6,111 reported cases of domestic violence (DV) in 2020, making it 5th highest in the state (Florida Department of Law Enforcement, 2021). In fact, 19% of all murders in Pinellas County during 2020 were DV-related.

Pinellas County has many community resources for persons in need, and although relatively small in terms of square mileage, these resources are spread out, separated by traffic and the geography of the county, making it difficult to travel efficiently. With so many points to enter the justice system, victims may not have been seen by CASA, the local DV expert. Housing diverse and specialized services in one location where a high percentage of victims are reporting will meet their immediate needs quickly.

Since 2019, CASA has observed a significant increase in requests for help from survivors in Pinellas County, and although the number of requests have slowed, they have not returned to pre-pandemic levels. Additionally, requests include a greater variety of needs than previously recorded. For example, survivors calling in to CASA's 24/7 crisis hotline are not only asking for emergency shelter, but relocation and legal representation.

FY2019	FY2020	FY2021	FY2022
3794	4025	5242	5860
6% +	30% +	12% +	

And, during 2018, CASA provided data for University of South Florida to study the economic impact of DV. Although considered an underestimate, the study found that DV costs Pinellas County upwards of \$132 million annually. Due to pandemic related stress, that impact has undoubtedly increased.

### Negative Economic Impact\*

**The following question is the keystone of a strong application in this process. If your organization cannot demonstrate a negative economic impact from the pandemic, your application will not qualify for committee review. If you are uncertain about what constitutes negative economic impact or how to demonstrate it, please contact PCF staff for technical assistance.**

Describe your organization’s negative economic impact arising from the COVID-19 pandemic. Examples could include:

- A reduction in revenue from 2019 to 2020
- Inflationary pressures
- Increases in demand for services that have not been compensated for through new revenue
- The use of reserves for unbudgeted expenses since the onset of the pandemic, and such use of reserves has prevented the purchase of capital assets
- A need for capital assets to offset community need for which your organization does not have the resources to purchase due to the negative economic harm from the pandemic
- A need for additional capital assets to adapt operations to accommodate health and safety guidelines by the CDC
- Growth in restricted pandemic-related revenue that does not permit capital asset acquisition

**Note: If you are applying for both a Small Purchase and Large Project, you may reuse the answer for this question PROVIDED THAT the negative economic impact is relevant to both requests.**

Although CASA was able to maintain services for survivors during the pandemic, our resources were stretched due to the need to remain flexible to changing circumstances. The stress of uncertainty about the economy, job loss, school schedules, and the virus itself triggered violence in the home and CASA saw an increase in requests for support, hotline calls, and the number of housing and legal services. The availability of CARES and HUD monies to compensate for pandemic related spikes in services was fortunate, and taken advantage of, but that funding was restricted to specific line items and did not allow the flexibility to meet the increased need.

Additionally, CASA was unable to hold two Spring galas, which have been major sources of unrestricted income (budgeted as \$300,000 each year) and CASA closed their thrift store for a few weeks due to physical distancing concerns, which lost additional revenue (estimated \$7,000+ net weekly).

"The workplace remains in a state of severe disruption. The economy has 4 million more jobs than workers to fill them. Employees are quitting in large numbers. Companies are finding it hard to find workers." (retrieved from <https://www.usnews.com>). This pandemic-related reduction in workforce has stretched CASA resources thin, as we try to increase wages to remain a competitive employer and cover hiring/ training expenses. As a result, CASA is providing services to more cases with fewer staff members. Not only does this result in overtime expense, but direct service workers are more likely to burn out and quit this extremely demanding and stressful occupation.

Beginning 2018 or 2019, CASA started exploring the idea of a Family Justice Center (FJC) for Pinellas County, through internal conversations and including a community scan funded by Foundation for a Healthy St. Pete and performed by Alliance for Hope. The scan was attended by local government, local judicial representatives, other non-profit organizations, CASA Board and staff members, law enforcement, churches, higher education, and interested others. Results indicated that Pinellas County was ready and able to sustain an FJC. The decision was made to move forward with this U.S. Department of Justice recognized best practice to coordinate and deliver community services in a client-centered, trauma-informed one stop location. CASA entered contracts for multiple properties, but space was lost due to pandemic-related circumstances, and the existing buildings had to be retrofitted. Although CASA was able to launch a successful capital campaign to retrofit existing space, we were out of office space before we even moved to the existing site.

This is why a second location is needed in north county.

## Proposal Description\*

The American Rescue Plan Act requires a request that is reasonable and proportional to the level of economic impact your organization experienced. This means the request you describe below should not be greater than the economic harm your organization has suffered.

Please describe your project proposal and address the following:

- What project will be undertaken with these funds?
- What is the estimated lifespan of the project/property improvement?
- How does it address the negative economic harm you described in the previous question?

CASA seeks to bring a Family Justice Center (FJC) to north Pinellas County. The existing justice system requires survivors to fill out multiple forms and interview various professionals to give the same information, travel between sites to access different but related services, and experience repeated wait times to address their needs. This model is frustrating to the victim, sometimes halting the justice process altogether, and does not illustrate a coordinated, trauma-informed, client-centered practice. The FJC model administers convenient, comprehensive, trauma-informed collaborative resources for victims and children, with the intention of increased safety, increased healing, heightened prosecution, and improvement in lifelong health determinants for survivors of domestic abuse, human trafficking, and similar types of victimization. Documented and published outcomes of FJCs include (Gwinn & Strack, 2006):

- Reduced homicides
- Increased efficiency in collaborative services to victims among service providers
- Reduced fear and anxiety for victims and their children
- Increased prosecution of offenders

- Increased autonomy and empowerment for victims
- Reduced recantation and minimization by victims when wrapped in services and support
- Increased victim safety
- Increased community support for services to victims and their children

Survivors will experience faster, more individualized, comprehensive treatment. Partners will benefit from less duplication of services through co-location and enhanced performance outcomes through shared evidence about each individual case.

There is currently no Family Justice Center in north Pinellas, and in fact, there is only one other Family Justice Center in the state of Florida. It is also operated by CASA. Since CASA also serves DV survivors and their children in north Pinellas, the presence of this recognized best practice will ensure the associated benefits to the north county communities as well as housing community partners who are local to north county.

### Number Served\*

How many people will directly benefit from this capital project annually?

2000

### Unduplicated vs. Duplicated\*

Is the number indicated above duplicated or unduplicated?

**Duplicated:** A client is counted each time they access services

**Unduplicated:** A client is counted once, regardless of the number of times they access services

**Example:** ABC Food Bank operates two mobile food pantries, one in Clearwater and one in St. Petersburg. Taylor, a Pinellas County resident, goes to both food pantries. If ABC Food Bank counts Taylor's visit TWICE, it is **duplicated**. If ABC Food Bank counts Taylor's visit ONCE, it is **unduplicated**.

Other (Explanation Required Below)

### Other (Explanation Required)

If you selected "Other" in the previous question, please explain how your organization determined the number of clients that will benefit from the proposed capital project.

It is likely that some survivors served by the Family Justice Center will also be served by other CASA programs, since CASA already serves a number of persons who reside in north county. For example, it is likely that someone served by the Florida Bar attorneys who represent them at no charge during injunction for protection hearings, may also wish to attend support groups or receive housing assistance for safe relocation.

### Rent vs. Own\*

Does your organization rent or own the property for which you are proposing modifications?

**Note: Selecting "Rent" will cause more questions to load below.**

Own

## Guiding Principles - Client Impact\*

The American Rescue Plan Act, which provides the funding for this grant program, aims to ensure an equitable recovery from the COVID-19 pandemic. The term “equity” is defined as:

The consistent and systematic fair, just, and impartial treatment of all individuals, including individuals who belong to underserved communities that have been denied such treatment, such as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color; members of religious minorities; lesbian, gay, bisexual, transgender, and queer (LGBTQ+) persons; persons with disabilities; persons who live in rural areas; and persons otherwise adversely affected by persistent poverty or inequality.

One of the guiding principles of this fund is that it will apply a lens of equity to ensure the needs of specified priority populations are met.

### **Will this project benefit the community members defined above that have experienced disproportionate negative impacts from the COVID-19 pandemic? If so, how?**

If awarded, funding will purchase the property and buildings that will be used to implement the Family Justice Center in north county. Although domestic violence does not discriminate based on socio-economic or racial categories, CASA most usually serves persons who are economically needy because they tend to have fewer resources.

Unfortunately, persons who have a lower socio-economic status often are from BIPOC populations. "Federal, state, and local data have shown that people of color have experienced a disproportionate burden of cases and deaths." (retrieved from <https://www.kff.org/coronavirus-covid-19/issue-brief/covid-19-cases-and-deaths-by-race-ethnicity-current-data-and-changes-over-time/>)

By ensuring convenient access to our service locations, we will be able to serve more survivors and connect them to existing community resources. More survivors are coming forward for help since the pandemic, and implementing a Family Justice Center locally will aid CASA in serving them based on their unique life circumstances with community partners in their own neighborhoods, who they can continue to access.

Having a Family Justice Center (FJC) in north county will accommodate for the lack of space CASA has at the FJC in St. Petersburg as well as making it more convenient for survivors to access all the local community resources they need in one location by partnering with additional resources that can benefit survivors and their children in their search for safe independence. Pinellas County has many community resources for persons in need, and although relatively small in terms of square mileage, these resources are spread out, separated by traffic and the geography of the county, making it difficult to travel efficiently. Housing diverse and specialized services in one location where a high percentage of victims are reporting will meet their immediate needs quickly.

## *Community Connection*

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The American Rescue Plan Act (ARPA) prioritizes organizations that either have headquarters or carry out the majority of their operations inside Qualified Census Tracts (QCTs). QCTs are a standard method of identifying communities with a large proportion of low-income residents. The U.S. Department of Housing and Urban Development determines what areas qualify as QCT.

To assess if your organization serves or is headquartered in a QCT, use the following link:

[https://www.huduser.gov/portal/sadda/sadda\\_qct.html](https://www.huduser.gov/portal/sadda/sadda_qct.html)

In the top right-hand corner, choose the state of Florida and Pinellas County. Then on the left-hand side of the screen, click the box next to “Color QCT Qualified Tracts.” The QCT zones are denoted in purple. You can also map your address by adding it into the address box at the top to see if your location is inside the zones.

Below, please provide the location of your operations and the location of your headquarters, if different.

The screenshot shows the HUD SADDA QCT map interface. At the top, there is an address input field and a 'Go' button, both circled in red. To the right, there are dropdown menus for 'Florida' and 'Pinellas', also circled in red. Below the address field, there are 'Map Options' including 'Clear', 'Reset', and 'Full Screen'. The 'QCT Legend' shows 'Tract Outline' (blue line), 'LIHTC Project' (house icon), and '2022 Qualified Census Tracts' (purple square). The 'SADDA Legend' shows 'FMR Boundary' (green line), '2022 Small DDA' (orange square), and 'Non Metro DDA' (blue square). A red bar with the text 'Hide the overview' is visible. Below this, a paragraph states: 'The 2022 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2022. The 2022 designations use data from the 2010 Decennial designation methodology is explained in the federal Register notice published September 9, 2021'. On the left, the 'Map Options' panel is expanded, showing '10 Current Zoom Level' and several checkboxes: 'Show Difficult Development Areas (Zoom 7+)', 'Color QCT Qualified Tracts (Zoom 7+)' (checked), 'Show Tracts Outline (Zoom 11+)', 'Show FMR Outlines (Zoom 4+)', and 'Show LIHTC Projects (Zoom 11+)'. A red arrow points to the checked 'Color QCT Qualified Tracts' checkbox. Below the map options is a 'Select Year' section with radio buttons for '2022' (selected) and '2021'. The map itself shows the Tampa Bay area with purple shaded regions representing QCTs. A red pin is placed on the map near Clearwater. The map includes 'Map' and 'Satellite' tabs, a 'Google' logo, and 'Keyboard shortcuts', 'Map data ©2022 Google, INEGI', 'Terms of Use', and 'Re' at the bottom.

### Headquarters Location\*

Please provide your organization's headquarters address as it appears on your Sunbiz account. To check your Sunbiz registration, you may search here: <https://dos.myflorida.com/sunbiz/search/>

P.O. Box 414, St. Petersburg, FL 33731



### QCT Determination - Headquarters\*

Is this organization headquartered in a QCT?

No

### Project Location\*

Please provide the address or intersection where the property being modified is.

No address has been decided, but the property would be in north Pinellas County to better serve survivors and their children.

### QCT Determination - Project\*

Is this organization's project in a QCT?

No

### QCT Impact\*

PCF understands that just because a project may not be located in a Qualified Census Tract, those who reside in one may access your services and may come to the location where your organization's project will take place.

- If applicable, please describe if you have clients that reside in a QCT as indicated on the map linked above, and the proportion of your clients that come from these areas.
- If your organization does not serve clients from a QCT, you can write "Not Applicable" below.

CASA serves persons from any Pinellas location in all of its services. Regarding the properties given as examples of expense in attachments one is in the Clearwater QCT, one is just outside of it, and others are between Tarpon Springs and Holiday QCTs. However, CASA tends to work with survivors countywide, and that will include all QCTs.

### QCT Determination - Clients\*

Does this organization's project benefit residents of QCTs?

Further determination required

This section aims to capture general demographic data about your organization and to see how you engage with and represent the community you serve. PCF has generalized the demographic data questions more than it has in other processes because of the public nature of this process. PCF understands that identity disclosure can be a sensitive matter and wants to respect your organization's board and staff. If your organization feels comfortable sharing more detailed demographic information, it may do so in the "Community Representation and Connection" section.

## Community Representation and Connection\*

Describe how your organization is representative of, or has authentic connections to, the community your proposal seeks to serve. You can list other community-based organizations that work on programming with you and/or list examples of your work within this community.

CASA has an established relationship with Pinellas-based law enforcement and legal services. There are advocates co-located in the Sheriff's office, the St. Petersburg Police Department, and both courthouses.

Additionally, CASA will celebrate the grand opening of its Family Justice Center in October 2022. The CASA Family Justice Center (FJC) co-locates community professionals, such as law enforcement, attorneys, specially trained advocates, child welfare workers, mental health professionals, etc. It is anticipated that there will be less under-reporting of domestic violence, more comprehensive batterer accountability in the court system, more effective wrap-around services provided to victims of domestic violence, elder abuse, sexual assault, child abuse, and human trafficking. Community partners will be on-site and include law enforcement (St. Petersburg Police), legal services (State Attorney Office, Gulfcoast Legal Services), medical and mental health services (Suncoast Centers), youth services, school district,

Please note that at least 2 members of the Board of Directors have disclosed a history of domestic violence, and flight from domestic violence constituting a history of situational homelessness. Additionally, 2 members come from law enforcement. At present, 65% of the Board are female, and 70% are Caucasian/ White. Four years ago, the Board composition was 69% female and 84% Caucasian/ White. Over time, the Board member cultural representation has come closer to representing the demographic makeup in the community, except for there being a higher proportion of females who volunteer on the CASA Board.

Regarding staff, many of our employees and volunteers are survivors of domestic violence, including our CEO. Approximately 87.06% identify as female, 12.94% as male. 75.29% of our staff is White, 17.65% is Black, 16.47% Latinx, 4.71% multi-race, 2.35% declined to answer. Based on numbers served during calendar year 2021, the population we serve is 53.34% White, 34.51% Black, 14.01% Latinx, 8.93% multi-race, 1.49% as other, 1.02% as Asian, and 0.36% as native American. Upwards of 90% claim low household income levels.

If awarded, community partners that are local to the north county location will be approached to enter formal partnership with the Family Justice Center, based on proven and anticipated survivor needs.

## Leadership Demographics - CEO/Executive Director\*

Does your CEO/Executive Director consider themselves a member of one or more of the following populations? Check all that apply.

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

None of the above

### Leadership Demographics - Executive Level Leadership Team\*

Does your executive leadership team consider themselves a member of one or more of the following populations? Check all that apply.

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

None of the above

### Leadership Demographics - Board Membership\*

Do your board members consider themselves a member of one or more of the following populations? Check all that apply.

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

LGBTQ+

None of the above

## Cost Difference

### Estimated Total Project Cost\*

Please specify the total cost of this capital project.

**Example:** ABC Childcare is seeking funding for a new playground. ABC Childcare is asking PCF to fund \$20,000 for certain equipment, and will seek other funding and donations for the remaining \$150,000 of the playground, for a total project cost of \$170,000. ABC Childcare would put \$170,000 below.

\$3,500,000.00

## Cost Difference\*

How does your organization plan to cover the cost of this project beyond the amount requested in this LOI? Please also specify if your organization can carry out the potential ARPA-funded portion of this project without other funding being secured.

This request is for the money necessary to purchase property and building(s) in north Pinellas County that are suitable for creating a Family Justice Center. The request amount is estimated based on real estate ads that are current (attached).

Probably, the building and/ or property will need to be rehabbed for occupation of this specialized service. Based on CASA's recent experience in retrofitting an existing office building for this purpose, and based on CASA's recent performance in completing a capital campaign fund for this purpose and retrofitting an office building, these expenses are estimated at \$1,000,000.

Once the building is ready for occupancy, funding will be needed for operations. CASA will be applying to HUD for operations such as personnel, utilities, insurance, program supplies, etc. Based on estimates for the Family Justice Center in St. Petersburg, this will constitute about \$500,000 annually. CASA has been successful in finding and managing operating funds from federal, state, local government, private, and generated revenue sources in the past, and expects that this project will be no exception. For example, at the south county Family Justice Center, personnel expense is covered by U.S. Department of Justice (VOCA), Juvenile Welfare Board, and CASA cash. Utilities and occupancy expenses are covered by VOCA, Florida Department of Children & Families, and CASA cash.

## Financial Overview

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### Budget Summary\*

Please provide a brief sketch of the categories of expenses and the costs needed for your project. If your organization is requesting compensation for indirect costs, be sure to note the percentage (up to 5%) and dollar amount below.

**If you are invited to complete the full application, you will be asked to upload current verifiable bids, proposals, price lists [from your potential vendor(s)] from the past 60 days. If a contractor has already been selected for a construction project for which you are requesting funding, you will need to upload their bid. You are strongly encouraged to collect any remaining bids, proposals, and price lists shortly after submitting this LOI.**

For this request, funding will purchase land and building(s) that will be renovated prior to housing a Family Justice Center in north Pinellas County.

### Project Preparedness\*

If your letter of intent is approved, you will have 30 days to submit a full proposal. This will require multiple estimates/bids for your project that detail the costs you've sketched out above from potential contractors that would do the actual work.

Where are you in the planning process for the implementation of this project? Please describe your organization's readiness for this project including your ability to collect bids and select contractors and/or vendors. **If you have already selected a contractor for the project, you will need to describe how that contractor was chosen.**

### Example

Better Tomorrow has spoken with contractors about their counseling center expansion project, but has only sought one proposal from a contractor. Better Tomorrow would describe so below, having sketched out the costs in the previous question. Better Tomorrow would indicate its plan to obtain more quotes/bids upon submitting this LOI.

Community Arts 'R Us has begun construction on its new arts center, as it had secured 75% of the funding for it before the pandemic. Therefore, a contractor has already been selected, and is looking to obtain the funding necessary to complete the project. Below, Community Arts 'R Us would explain it has a cost proposal ready to upload from their selected contractor, and is ready to carry out the rest of the project if funding is awarded.

CASA is ready to start collecting bids, and is currently working with a local contractor who is amenable to our cause. We have not sought any quotes to date except for the attached examples of property that is currently available for sale and is suitable for this purpose.

### Other Funding Sources\*

Please describe any other funding not already mentioned that your organization has applied for or obtained for this project. This includes but is not limited to Community Development Block Grants (CDBG), local government grants (including Tourist Development Council funding), foundation grants, and donors (you do not need to disclose donor identities, simply amount raised that is allocated to this project). This includes any matching grants or in-kind contributions you may have obtained.

If none, please write N/A.

None for the purchase of the property. CASA intends to hold a capital campaign for local, private cash to pay for the retrofitting of the building for office and treatment space. Once completed, federal, state, local government, private, and other monies will be woven together to cover operational expenses.

### Changes in Operating Costs\*

Please answer this question based on the descriptions below:

- If this project **increases** ongoing operational costs (programmatic, operating maintenance or other costs), how will you compensate for the difference?
- If this project **decreases** ongoing operating costs, how will it do so?
- If this project **does not affect** operating costs, please note so below.

This project will increase the ongoing operational costs for CASA. Application will be made to VOCA, Florida Department of Children and Families, Juvenile Welfare Board to cover personnel, utilities and other ongoing occupancy expense.

### Fund Management Capacity\*

Please describe your organization's capacity to manage these potential ARPA funds in terms of fiscal management and financial infrastructure.

**This includes, but is not limited to, the use of accounting software that can track a general ledger and multiple accounts and the ability to work on a reimbursement-basis.**

The inability to handle a reimbursement-basis grant does not disqualify your organization from applying.

CASA successfully manages over \$3M in federal grants annually to provide services to DV survivors. Contracts are also held with state, county, & city government, & local funders. CASA has never been in default with a contract, & renews funding regularly due to good performance as evidenced on monitoring reviews & regular/ required reporting.

Board of Directors 1. Insures fiscal operations annual audit by an independent certified accounting firm. 2. Reviews financial statements. 3. Approves financial statements. CEO: 1. Insures the organization cash flow. 2. Develops/ implements budget consistent with mission statement. 3. Reviews financial statements monthly & year-to-date. CFO: 1. Maintains accounting records & prepares monthly financial statements in accordance with GAAP. 2. Maintains chart of accounts & records financial activity. 3. Insures monthly reconciliation. 4. Insures proper separation of duties & strong internal controls. 5. Insures accounting records are secured.

## *Additional Information*

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### **Additional Upload**

If you have something else to share, you can upload it here in PDF format.

**Please note: Due to limitation of this grants system, the upload field will not carry over to the full application if you are moved forward to the full application phase. You will need to upload this file again if you are moved forward in the process.**

Property quotes - CASA Family Justice Center North.pdf

### **Anything else to share?**

If you have any details to share regarding this grant request, you may do so below.

The property quotes attached are appropriate locations that are available at the time of this request. It is possible that none of them would be available if CASA is invited to apply for the large purchase or if invited, by the time the large purchase requests are awarded. The attached quotes are to give an estimate for the size of property, amount of development on it, and location that would be most desirable and functional for a north county Family Justice Center.

## File Attachment Summary

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### *Applicant File Uploads*

- Property quotes - CASA Family Justice Center North.pdf



### Santorini Square | 218 N Pinellas Ave

12 Unit Apartment Building | \$1,790,000 (\$149,167/Unit) | 5.16% Cap Rate | Tarpon Springs, FL

Apartment Buildings / Florida / Tarpon Springs / 218 N Pinellas Ave, Tarpon Springs, FL 34689



## INVESTMENT HIGHLIGHTS

Turnkey Investment Opportunity

High Barrier to Entry Market

Professional Management in Place

## EXECUTIVE SUMMARY

Santorini Square is a conventional 12-Unit apartment community located in the high barrier to entry market of Tarpon Springs. The property consists of one, two-story building made of concrete block construction and features an eye-catching mural that covers the entire north side of the building. Recent improvements to the property include, but are not limited to, numerous plumbing and electrical updates, sealed roof

as well as new tile, vinyl plank flooring, and appliances in most units. Santorini Square sits just South of the world famous Sponge Docks and just north of downtown Tarpon Spring's Tarpon Avenue, giving residents access to a plethora of local places to shop and eat. The area is known for having an authentic Greek influence where you can find some of the finest Green restaurants, markets and bakeries in the





### Santorini Square | 218 N Pinellas Ave

12 Unit Apartment Building | \$1,790,000 (\$149,167/Unit) | 5.16% Cap Rate | Tarpon Springs, FL

<b>Gross Rental Income</b>	\$136,680	\$21.52
Other Income	-	-
Vacancy Loss	\$3,964	\$0.62
<b>Effective Gross Income</b>	\$132,716	\$20.90
Taxes	-	-
Operating Expenses	-	-
<b>Total Expenses</b>	\$44,653	\$7.03
<b>Net Operating Income</b>	<b>\$88,063</b>	<b>\$13.87</b>

### PROPERTY FACTS

Price	\$1,790,000
Price Per Unit	\$149,167
Sale Type	Investment
Cap Rate	5.16%
No. Units	12
Property Type	Multifamily
Property Subtype	Apartment
Apartment Style	Low Rise
Building Class	C
Building Size	6,350 SF
Average Occupancy	100%
No. Stories	2
Year Built/Renovated	1925/2021
Parking Ratio	1.26/1,000 SF
Opportunity Zone	No

### UNIT MIX INFORMATION

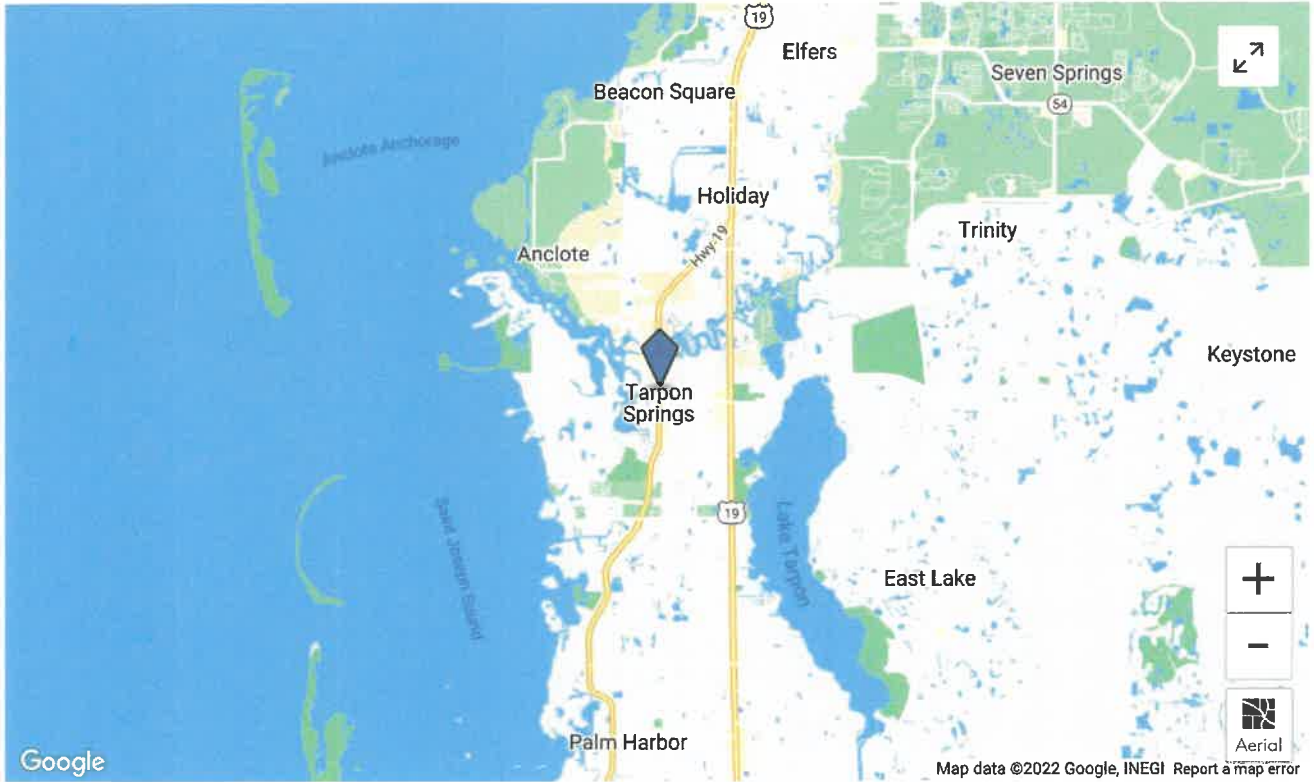
DESCRIPTION	NO. UNITS	AVG. RENT/MO	SF
0+1	6	-	500



### Santorini Square | 218 N Pinellas Ave

12 Unit Apartment Building | \$1,790,000 (\$149,167/Unit) | 5.16% Cap Rate | Tarpon Springs, FL

MAP



WALK SCORE®  
Very Walkable (77)

### TRANSPORTATION

#### ✈ AIRPORT

Saint Petersburg-Clearwater International Airport	36 min drive	19.8 mi
Tampa International Airport	44 min drive	29.7 mi

### PROPERTY TAXES

Parcel Number	12-27-15-60228-000-0050	Improvements Assessment	\$0 (2021)
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## Santorini Square | 218 N Pinellas Ave

12 Unit Apartment Building | \$1,790,000 (\$149,167/Unit) | 5.16% Cap Rate | Tarpon Springs, FL

### More public record information on 218 N Pinellas Ave, Tarpon Springs, FL 34689

The Multifamily Property at 218 N Pinellas Ave, [Tarpon Springs, FL 34689](#) is currently available For Sale. Contact WC Equity Group, LLC for more information.

### MULTIFAMILY PROPERTIES IN NEARBY NEIGHBORHOODS

- [West Tampa Apartment Buildings](#)
- [North Pinellas Apartment Buildings](#)
- [Central Pinellas Apartment Buildings](#)
- [Northwest Tampa Apartment Buildings](#)
- [Town 'N' Country Apartment Buildings](#)
- [Inner Central Peninsula Apartment Buildings](#)
- [Downtown Clearwater Apartment Buildings](#)
- [South Clearwater Apartment Buildings](#)
- [Drew Park Apartment Buildings](#)
- [Oak Grove Apartment Buildings](#)
- [Lowry Park Apartment Buildings](#)
- [Brighton Bay Apartment Buildings](#)
- [Island Estates Apartment Buildings](#)
- [Upper Largo Apartment Buildings](#)
- [Feather Sound Apartment Buildings](#)

### NEARBY LISTINGS

[1671 Sea Breeze Dr, Tarpon Springs FL](#)

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1140/1148 Turner st The Healing Place  
2 Properties Offered at \$1,595,000 in Clearwater, FL

Land / Florida / Clearwater / 1140/1148 Turner st The Healing Place



### INVESTMENT HIGHLIGHTS

An opportunity for a Non-Flood Zone, buildable lot(s) this close to the beaches and Downtown Clearwater is a rare find.

Developer Opportunity! Over 34,000 square feet, NON-FLOOD ZONE! One lot consists of 2 livable residential structures that could be used as rental inco

Surrounding area consists primarily of Multifamily structures making this a very favorable situation for a developer to maximize this space to its hi

### EXECUTIVE SUMMARY

Call Helle Hartley 727-504-2487 for details on this property.....Developer Opportunity! Over 34,000 square feet, NON-FLOOD ZONE! One lot consists of 2 livable residential structures that could be used as rental income as you are developing the other lots. The first Lot, Maranatha Sub Block A, Lot 6 currently consists of 2 separate buildings. The first building is a 2 bedroom, 2 bath home currently being utilized as a meeting House.

bath Mother in-law apartment which is over a large storage area with Washer and Dryer and Hot Water Tank. Ample room for Parking on this lot. Situated on the second Lot, Maranatha Sub Block A, Lots 7 and 8, you will find the existing church with Congregation Hall, Fellowship Hall, Classrooms, Kitchen and Men and Women's Restrooms. Please note that no audio-visual equipment will convey. The last lot, Maranatha Sub Block B,





**1140/1148 Turner st The Healing Place**  
2 Properties Offered at \$1,595,000 in Clearwater, FL

considered part downtown Clearwater. The property is also on the border of the Clearwater Downtown Redevelopment plan. Turner street to the west of this property is in the zone. An opportunity for a Non-Flood

maximize this space to its highest and best use. Please do not delay in reaching out to us. Private showings are available on the current structures. Call for showing schedules.

### ATTACHMENTS

[Turner Street Specs](#) ↓

### PROPERTY FACTS

Price	\$1,595,000
Price / SF	\$1,303 / SF
Sale Type	Investment or Owner User
Status	Active
Number of Properties	2
Individually For Sale	1
Total Building Size	1,224 SF
Total Land Area	0.78 AC

### PROPERTIES

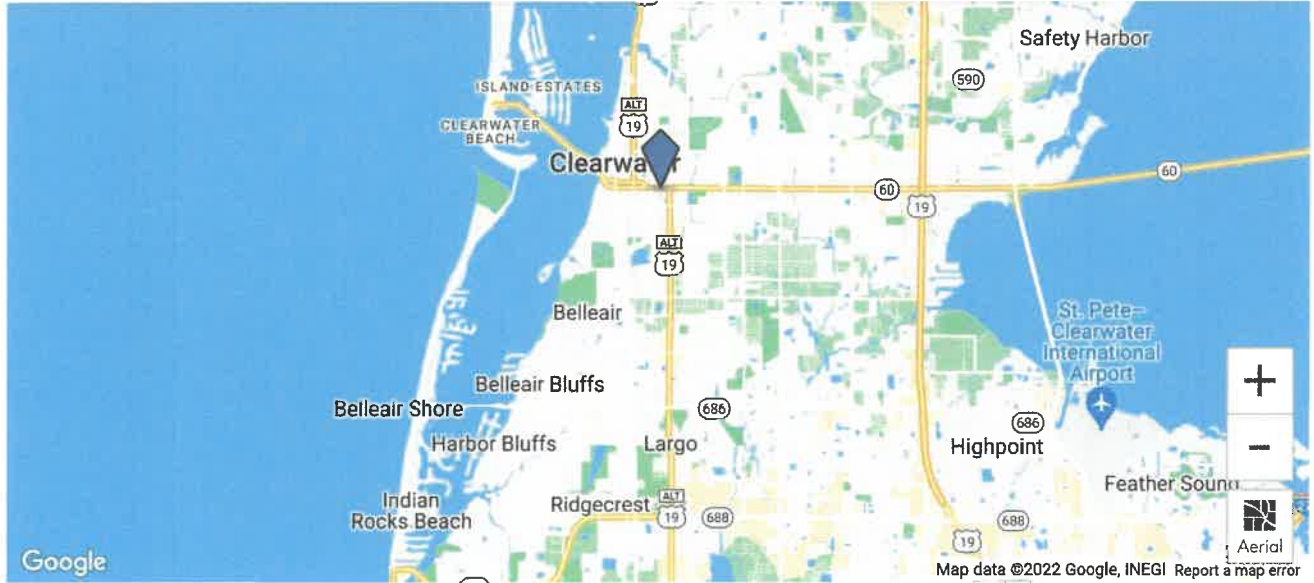
PROPERTY NAME / ADDRESS, CITY, STATE	PROPERTY TYPE	SIZE	YEAR BUILT
<a href="#">1148 Turner St, Clearwater, FL</a>	Land	0.78	-
<a href="#">1140 Turner St, Clearwater, FL</a>	Multifamily	1,224	1954

MAP





1140/1148 Turner st The Healing Place  
2 Properties Offered at \$1,595,000 in Clearwater, FL



YOU MAY ALSO LIKE



1717-1721 9th St W - F...  
Auction Sale

602 S Falkenburg Rd - ...  
Auction Sale

Multiple Locations - R...  
Price Upon Request

6115 Legends Blvd - L...  
Price Upon Request

Listing ID: 26268139      Date Created: 7/27/2022      Last Updated: 8/2/2022  
Address: 1140/1148 Turner st The Healing Place, Clearwater, FL

PROPERTIES IN NEARBY NEIGHBORHOODS

- South Clearwater Land
- Inner Central Peninsula Land
- Upper Largo Land
- Downtown Dunedin Land
- Ridgecrest Land





**1140/1148 Turner st The Healing Place**  
**2 Properties Offered at \$1,595,000 in Clearwater, FL**

- Lake Seminole Land
- Island Estates Land
- Greater Safety Harbor South Land
- The Tides Land

**NEARBY LISTINGS**

- 2501 W Bay Dr, Largo FL
- 910 Bay Esplanade, Clearwater FL
- 564 Frederica Ln, Dunedin FL
- 116th Ln @ 132nd Ave N, Largo FL
- 16120 N Us Hwy 19, Clearwater FL
- 1080 Seminole Blvd, Largo FL
- 635 Mandalay Ave, Clearwater FL
- 1194 NE Cleveland St, Clearwater FL
- 542 Douglas Ave, Dunedin FL
- 3900 Belle Oak Blvd, Largo FL
- 1488 Gulf To Bay Blvd, Clearwater FL
- 3702 141st Plz, Largo FL
- 801 S Fort Harrison Ave, Clearwater FL

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# HOSPITALITY FOR SALE

1488 Gulf to Bay Blvd, Clearwater, FL 33755

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	1.0 Acres
Year Built:	1950
Market:	Tampa Bay
Submarket:	Clearwater

### PROPERTY OVERVIEW

This beautiful boutique motel is located on Gulf to Bay Blvd in the downtown of clearwater area in the redevelopment district of clearwater and just within 3 miles away from the world famous clearwater beach.

This boutique motel has 25 units & consist of 2 stories. Units are bigger size than the normal unit so there is a room for adding kitchen. Also, it includes an apartment with 4 bedrooms.

This Boutique hotel property value and the income potential of this property will be very high after the completion of redevelopment project of amphitheater with 4,000 capacity sitting audience & concert every week as well as the road development by the city of clearwater.

PLEASE DO NOT VISIT OR CALL THE HOTEL DIRECTLY, PLEASE CALL SWAPNA SHAH 813-789-4142

### Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.





# HOSPITALITY FOR SALE

1488 Gulf to Bay Blvd, Clearwater, FL 33755

## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- Great location in redevelopment district of clearwater
- Consist of 25 units and 25 parking spaces
- Few minutes away from Clearwater beach and other beaches
- 10 minutes away from Nova Southeastern university
- Includes an apartment with 4 bedrooms
- Great income
- Upcoming Amphitheater
- Nearby many shops and attractions



### Swapna Shah

813.789.4142

swapna@grimaldcommercialrealty.com

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# HOSPITALITY FOR SALE

1488 Gulf to Bay Blvd, Clearwater, FL 33755

## PROPERTY DESCRIPTION

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This boutique motel has 25 units & consist of 2 stories. Units are bigger size than the normal unit so there is a room for adding kitchen. Also, it includes an apartment with 4 bedrooms.

This Boutique hotel property value and the income potential of this property will be very high after the completion of redevelopment project of amphitheater with 4,000 capacity sitting audience & concert every week as well as the road development by the city of clearwater.

PLEASE DO NOT VISIT OR CALL THE HOTEL DIRECTLY, PLEASE CALL SWAPNA SHAH 813-789-4142

### LOCATION DESCRIPTION

This property is located in the redevelopment district of Clearwater. This amazing property is located near Downtown of Clearwater & just a few minutes away from the world famous Clearwater beach & Clearwater Beach aquarium. Surrounded by many retailers and an upcoming Amphitheater. Also, it is just 10 minutes away from Nova Southeastern University!! This could not be a better location

**Swapna Shah**

813.789.4142

swapna@grimaldcommercialrealty.com

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# HOSPITALITY FOR SALE

1488 Gulf to Bay Blvd, Clearwater, FL 33755

## PROPERTY DETAILS

Sale Price	\$3,500,000
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### LOCATION INFORMATION

Building Name	Hospitality For Sale
Street Address	1488 Gulf to Bay Blvd
City, State, Zip	Clearwater, FL 33755
County	Pinellas
Market	Tampa Bay
Sub-market	Clearwater

### BUILDING INFORMATION

Occupancy %	70.0%
Year Built	1950

### PROPERTY INFORMATION

Property Type	Hospitality
Property Subtype	Full Service
Lot Size	1 Acres

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

**Swapna Shah**

813.789.4142

swapna@grimaldicommercialrealty.com

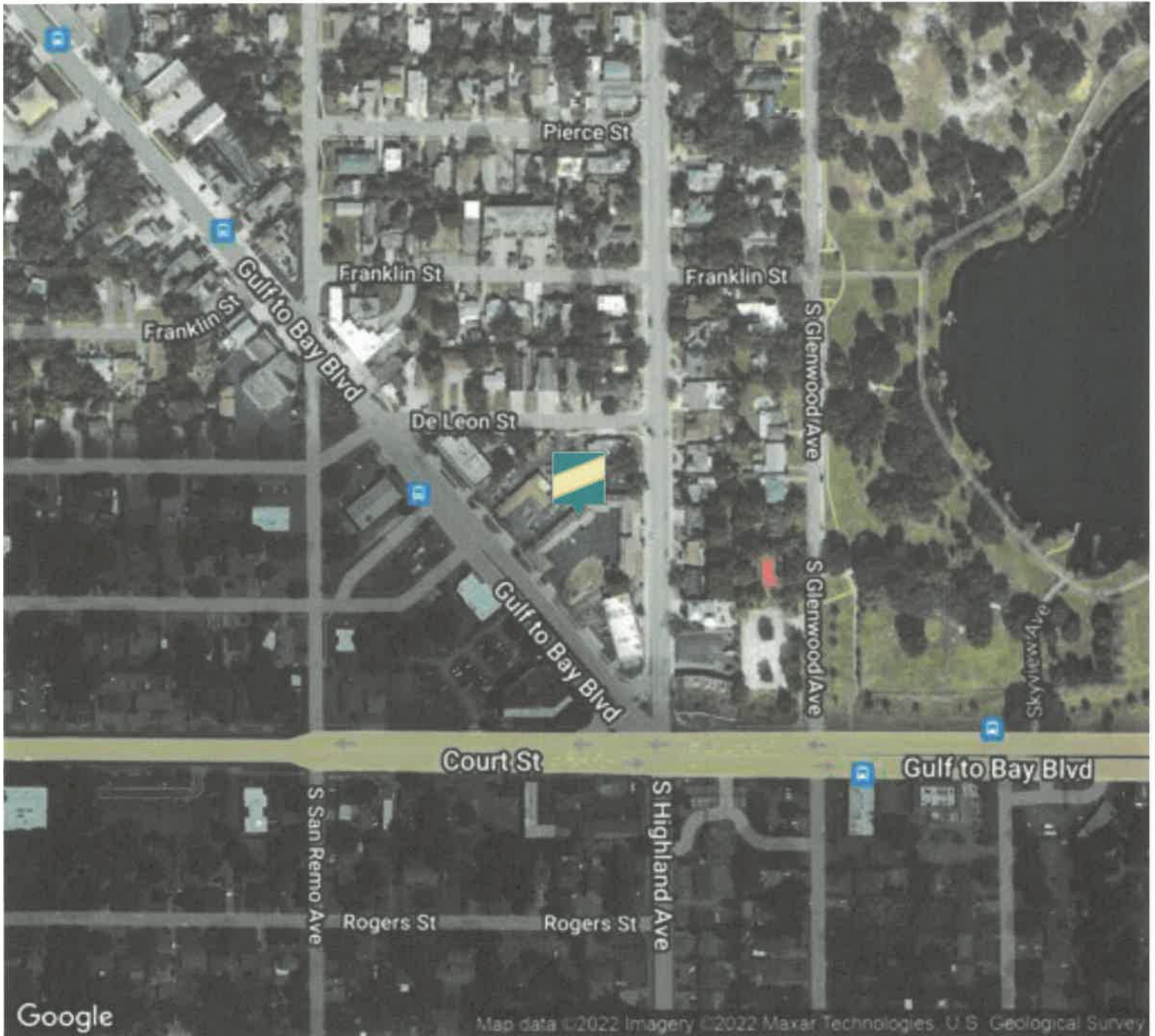
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# HOSPITALITY FOR SALE

1488 Gulf to Bay Blvd, Clearwater, FL 33755

AERIAL MAP



**Swapna Shah**

813.789.4142

swapna@grimaldcommercialrealty.com

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## Arcturas Apartments | 309-315 S Arcturas Ave

20 Unit Apartment Building | \$4,500,000 (\$225,000/Unit) | 3.97% Cap Rate | Clearwater, FL

Apartment Buildings / Florida / Clearwater / 309-315 S Arcturas Ave, Clearwater, FL 33765



### EXECUTIVE SUMMARY

This building is a turnkey purchase with upside potential in the rents. The property has eighteen one bedroom one bath apartments, one two bedroom house and one 3 bedroom house with a pool. The apartments have been upgraded recently and are in good condition. The kitchens all have solid wood cabinets, stone looking Formica countertops and a stainless steel appliances package. Roofs are older with no leaks. The units are build in a courtyard setting with a large shade tree in the middle. Both the apartments and the houses have ample parking for tenants and visitors with additional street parking. Water, Sewer and Trash are included in the price. Pets welcome

America's best beaches has a walkable downtown, waterfront parks, great places to dine out, and a state-of-the-art aquarium that's home to two of the world's most famous dolphins. You'll also find the Spring Training home of the Philadelphia Phillies as well as phenomenal entertainment venues – all within a short distance of the amazing white sands of Clearwater Beach. Downtown is the city's cultural hub, home to galleries and performing arts venues, including the 1920s Bilheimer Capitol Theater, which hosts concerts and musicals. Waterfront Coachman Park holds music festivals, and the Pinellas Trail for biking and walking. The pedestrian-friendly Cleveland Street District



### Arcturas Apartments | 309-315 S Arcturas Ave

20 Unit Apartment Building | \$4,500,000 (\$225,000/Unit) | 3.97% Cap Rate | Clearwater, FL

[Arcturas 5yr Proforma.xlsx](#) ↓

[T-12](#) ↓

[Offering\\_Memorandum \(1\) Arcturas](#) ↓

## PROPERTY FACTS

Price	\$4,500,000
Price Per Unit	\$225,000
Sale Type	Investment
Cap Rate	3.97%
No. Units	20
Property Type	Multifamily
Property Subtype	Apartment
Apartment Style	Low Rise
Building Class	C
Lot Size	0.50 AC
Building Size	14,433 SF
Average Occupancy	100%
No. Stories	2
Year Built	1969
Opportunity Zone	No

## UNIT AMENITIES

Yard

## SITE AMENITIES

Courtyard

Laundry Facilities

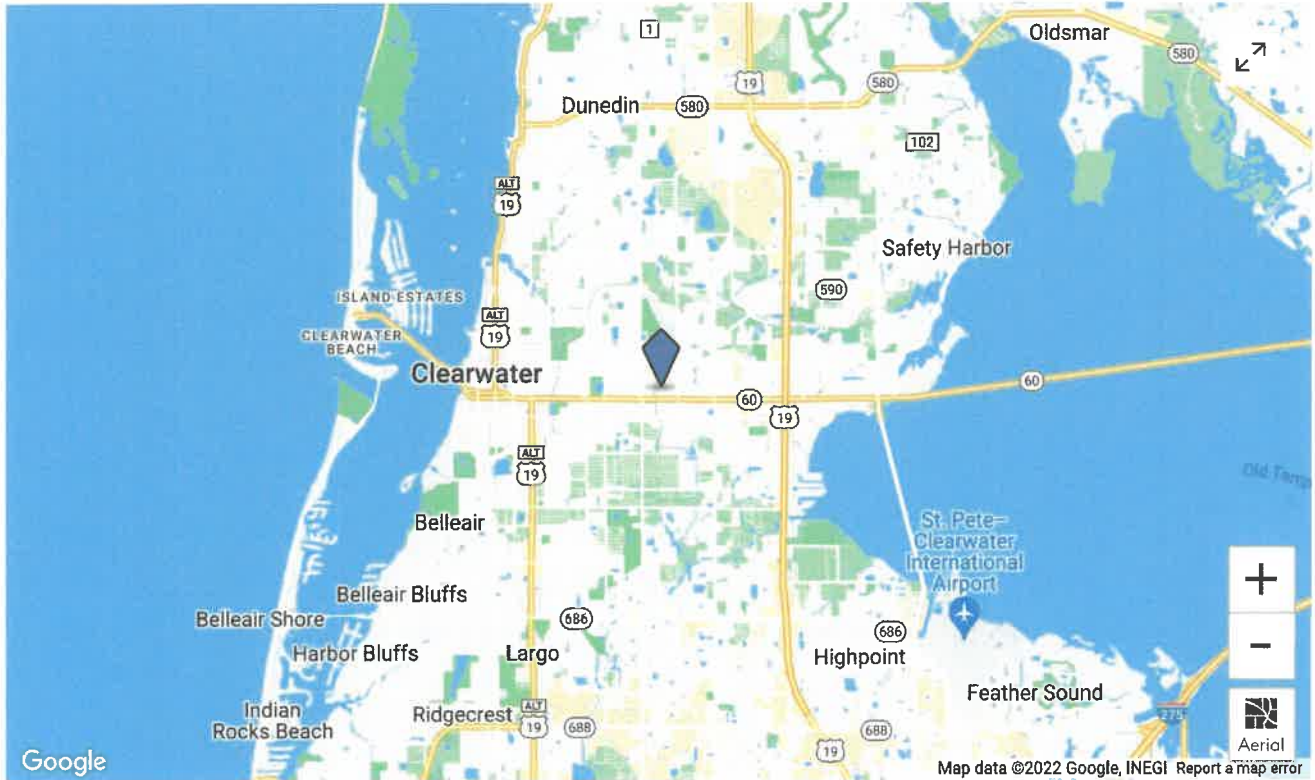
Pool



### Arcturas Apartments | 309-315 S Arcturas Ave

20 Unit Apartment Building | \$4,500,000 (\$225,000/Unit) | 3.97% Cap Rate | Clearwater, FL

#### MAP



WALK SCORE®  
Very Walkable (79)

BIKE SCORE®  
Very Bikeable (70)

#### TRANSPORTATION

##### ✈️ AIRPORT

Saint Petersburg-Clearwater International Airport	26 min drive	11.1 mi
Tampa International Airport	27 min drive	16.5 mi



## Arcturas Apartments | 309-315 S Arcturas Ave

20 Unit Apartment Building | \$4,500,000 (\$225,000/Unit) | 3.97% Cap Rate | Clearwater, FL

Listing ID: 26069362

Date Created: 7/1/2022

Last Updated: 8/13/2022

Address: 309-315 S Arcturas Ave, Clearwater, FL

The [South Clearwater Multifamily Property](#) at 309-315 S Arcturas Ave, [Clearwater](#), FL [33765](#) is currently available. Contact Tampa Commercial Group for more information.

### MULTIFAMILY PROPERTIES IN NEARBY NEIGHBORHOODS

- [Inner Central Peninsula Apartment Buildings](#)
- [Downtown Clearwater Apartment Buildings](#)
- [South Clearwater Apartment Buildings](#)
- [Brighton Bay Apartment Buildings](#)
- [Island Estates Apartment Buildings](#)
- [Upper Largo Apartment Buildings](#)
- [Feather Sound Apartment Buildings](#)
- [North Clearwater Apartment Buildings](#)
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- [The Tides Apartment Buildings](#)
- [Seminole Grove Apartment Buildings](#)
- [Oakhurst Apartment Buildings](#)
- [Anona Apartment Buildings](#)

### NEARBY LISTINGS

- [3702 141st Plz, Largo FL](#)
- [675 S Gulfview Blvd, Clearwater FL](#)
- [404 Palm Bluff St, Clearwater FL](#)
- [990 Donegan Rd, Largo FL](#)

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