

LOCAL REDEVELOPMENT AUTHORITY  
ROOSEVELT ROADS PRINCE GEORGE



October 5, 2012

Mr. James Anderson  
NAVFAC Base Realignment and Closure Program Management Office Southeast  
Department of the Navy  
4130 Faber Place Drive, Suite 202  
North Charleston, South Carolina 29405

***RE: Naval Station Roosevelt Roads – Legally Binding Agreement***

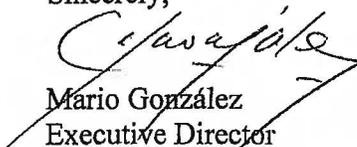
Dear Mr. Anderson:

Pursuant to your request, this letter acknowledges that the Local Redevelopment Authority for Naval Station Roosevelt Roads (“LRA”) is aware of that certain Legally Binding Agreement with Casa de la Bondad, Inc. (the “Legally Binding Agreement”) with regard to six (6) housing units identified on Parcel 1 at the former Naval Station Roosevelt Roads.

The LRA agrees to implement the Legally Binding Agreement as set forth in that certain homeless submission prepared by the LRA and approved by the United States Department of Housing and Urban Development, at such time as the LRA acquires Parcel 1 pursuant to that certain *Roosevelt Roads Redevelopment Economic Development Conveyance Amended Application (to include Parcels I and II)* submitted on September 19, 2012.

Should you have any questions or concerns, please contact me directly at (787) 294-0101 ext. 5200 or [Mario.Gonzalez@lra.pr.gov](mailto:Mario.Gonzalez@lra.pr.gov) or contact our counsel George Schlossberg directly at 202-828-2418 or by email at [george.schlossberg@kutakrock.com](mailto:george.schlossberg@kutakrock.com).

Sincerely,

  
Mario González  
Executive Director

Ave. Chardon #159, Edificio New San Juan, Hato Rey, PR 00918  
Tel: (787) 294-0101 ext. 5200, Fax: (787) 294-0125

Draft 9/23/2004 11:52 AM

AGREEMENT

The Agreement is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2004 by and between the Puerto Rico Department of Economic Development and Commerce, an agency of the Commonwealth of Puerto Rico created by Act. No. \_\_\_\_ of \_\_\_\_\_, as amended, acting in its capacity as the Local Redevelopment Authority for Naval Station Roosevelt Roads, hereinafter referred to as the LRA, represented by its Secretary, Milton Segarra-Pancorbo, of legal age, married and resident of Caguas, Puerto Rico, and Casa de la Bondad, Inc., a not for profit corporation incorporated in Puerto Rico, with offices in Humacao, Tax Identification Number 6660-50-2690 hereinafter referred to as Casa de la Bondad, represented by its Executive Director, Juanita Cardec Rodríguez, of legal age, married and resident of Juana, Puerto Rico.

WITNESSETH

WHEREAS, on October 23, 2003, the Department of Economic Development and Commerce was designated by the Governor of the Commonwealth of Puerto Rico as the Local Redevelopment Authority for Naval Station Roosevelt Roads ("NSRR") and such designation was recognized by the U.S. Department of Defense ("DOD") on November 20, 2003;

WHEREAS, the LRA published a Notice of Availability of Surplus Federal Property to Commonwealth and Local Interests, Including Homeless Service Providers, in two local newspapers on May 4, 2004;

WHEREAS, on August 3, 2004, Casa de la Bondad submitted to the LRA a Notice of Interest ("NOI") indicating its desire to establish a program of assistance to homeless persons from the communities in the vicinity of NSRR who are victims of domestic violence;

WHEREAS, the LRA has determined that the NOI complies with the requirements of the regulations governing the closure and reuse planning of NSRR and the provisions dealing with notices of interest by homeless services providers, 24 C.F.R. Part 586;

WHEREAS, the LRA has determined that this NOI is consistent with the Reuse Plan approved by the LRA on \_\_\_\_\_, October \_\_ 2004;



WHEREAS, this Agreement will be submitted as the "legally binding agreement" for the homeless assistance submission of the Reuse Plan of the LRA in order to fulfill the homeless assistance component of the LRA application for the reuse of Naval Station Roosevelt Roads, as required by the Defense Base Closure and Realignment Act of 1990, as amended and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and more specifically as required by 24 C.F.R. § 176.30.

**TERMS AND CONDITIONS**

**FIRST:** The terms and conditions contained herein are, upon execution by the authorized representatives of the parties, intended to be binding on the parties hereto, except as otherwise stated herein, and with the express understanding that (i) the United States LRA of Housing and Urban Development ("HUD") must review and make a recommendation to DOD as to whether the homeless assistance component of the reuse plan is in compliance with the provisions of federal regulations, and (ii) DOD is responsible for approval of the homeless assistance component of the Reuse Plan, for completion of environmental review pursuant to the National Environmental Protection Act ("NEPA"), for the issuance of an Environmental Impact Statement Disposal Record of Decision pursuant to 40 C.F.R. Parts 1500-1508 ("ROD"), for completion of the environmental cleanup of NSRR under applicable provisions of Federal law, and for conveyance of fee title to the real property of NSRR consistent with the approved Reuse Plan.

**SECOND:** The LRA agrees to make all arrangements necessary with the Department of the Navy to ensure that certain facilities, hereinafter referred to as Designated Homeless Services Facilities, are conveyed to the LRA, or to any successor entity recognized by DOD as LRA for NSRR, for the express purpose of providing services to the homeless;

**THIRD:** The LRA and Casa de la Bondad have identified 6 housing units within the Nimitz housing complex (Buildings \_\_, \_\_, and \_\_) that satisfy the needs of Casa de la Bondad to carry out the program described in the NOI. These facilities shall constitute, subject to the reservations stated herein, the Designated Homeless Services Facilities. Casa de la Bondad shall operate the program described in the NOI in the Designated Homeless Services Facilities.

**FOURTH:** In the event the environmental review currently being undertaken by the U.S. Navy indicates that the property identified in the Third Clause is not suitable for the intended purpose, the LRA and Casa de la Bondad agree that they will strive to find an adequate alternative arrangement. The process for finding an alternative



arrangement can be commenced by either party, upon the completion of the Navy's environmental review, by requesting that specifically identified alternative facilities be designated as the Designated Homeless Services Facilities. The other party shall have the obligation to respond within thirty (30) days to the party proposing the alternative facilities.

**FIFTH:** Upon completion of the environmental review by the U.S. Navy, final agreement as to the Designated Homeless Services Facilities, and conveyance of the Designated Homeless Services Facilities by the U.S. Navy to the LRA, the LRA agrees to enter into a long term lease (the "Lease"), free of cost with Casa de la Bondad, whereby Casa de la Bondad will have the right of possession, use and enjoyment of the Designated Homeless Services Facilities so long as Casa de la Bondad continues to operate a program of services to the homeless, which qualifies as such under the provisions of 24 C.F.R. Part 586. Casa de la Bondad shall be responsible for all operating expenses, including utilities.

**SIXTH:** Casa de la Bondad shall operate a program of services to the homeless as described in the NOI. Casa de la Bondad may not change the scope of the services to be provided to the homeless, without the express written consent of the LRA, such consent shall not be unreasonably denied if the proposed changes continue to comply with the provisions of 24 C.F.R. Part 586.

**SEVENTH:** Casa de la Bondad shall be responsible for the maintenance of the Designated Homeless Services Facilities from the effective date of the Lease. Casa de la Bondad will have a period of 24 months from the effective date of the Lease to begin operating a program of services to the homeless as described in the NOI. Should Casa de la Bondad fail to begin operations of such a program within the time specified herein, the Lease shall automatically terminate and the LRA shall have the option of soliciting new proposals from eligible entities interested in providing services to the homeless in the Designated Homeless Services Facilities.

**EIGHT:** Should Casa de la Bondad cease to use the Designated Homeless Services Facilities for a program of services to the homeless that qualifies under 24 C.F.R. Part 586, the Lease shall automatically terminate and the LRA shall regain possession of the Designated Homeless Services Facilities and the LRA shall have the option of soliciting new proposals from eligible entities interested in providing services to the homeless in the Designated Homeless Services Facilities.

**NINTH:** The LRA retains the option to relocate Casa de la Bondad to another location so long as the alternative location is comparable to the Designated Homeless Services Facilities as to number and size of the units, or in the alternative, pay Casa de



la Bondad an amount sufficient to allow Casa de la Bondad to purchase an alternative location which is comparable to the Designated Homeless Services Facilities.

**TENTH:** All provisions of the Lease specified herein shall be included in the lease agreement to be executed by the parties.

**ELEVENTH:** All of the rights and obligations of the LRA herein, shall transfer to any entity that replaces the Department of Economic Development and Commerce as the LRA for NSRR.

**TWELFTH:** All the rights and obligations of Casa de la Bondad may not be transferred or assigned without the specific written consent of the Department.

**IN WITNESS WHEREOF,** the parties subscribe this Agreement on the dates below stated.

LRA:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Casa de la Bondad:

By: *Juanita Cardes Rodriguez*  
Name: *Juanita Cardes Rodriguez*  
Title: *Executive Director*  
Date: *Oct. 1 - 2004*



3 de agosto de 2004

**TO: Lcda. Lilly Oronoz Rodríguez**  
Secretaria Auxiliar  
Departamento de Desarrollo Económico y Comercio  
Ave. F.D. Roosevelt 355, 4to  
Hato Rey, PR

Estimada Lcda. Oronoz:

Ante usted Casa de la Bondad, Inc. presenta su propuesta de intención para obtener edificios y/o localidad ubicada en la Base Naval Roosevelt Roads de Ceiba, PR con la intención de desarrollar un programa de vivienda transitoria, de servicios de apoyo, consejería e intercesoría legal y de albergue para las mujeres víctimas de violencia doméstica.

Nuestra agencia es sin fines de lucro y cuenta con 10 años de servicio en toda el área este incluyendo Ceiba y Naguabo.

El lograr esta nueva meta propuesta sería el logro también de muchas sobrevivientes de violencia doméstica.

Cordialmente,



Juanita Cardec Rodríguez  
Directora Ejecutiva

*W. V. Fabiano*  
3/8/2004  
Hr. 4:32 PM



**I. Organization Name:**

**CASA DE LA BONDAD, INC.**

**Corporation Number:**

**24,656-SF**

**II. Physical Address:**

**Urb. Perelló # 13  
Humacao, PR 00791**

**Mail Box:**

**MSC 406 P.O. Box 890  
Humacao, PR 00792-0890**

**III. Name of proponent contact person:**

**Juanita Cardec Rodriguez**

**Phone:**

**(787) 852-7265  
(787) 313-3062**



**IV. Description of the Homeless Assistance Program**

Casa de la Bondad, Inc. has a misión to contribuye and strengthen the physical, social and emocional needs of women that survived domestic violence and their children, and this way develop and encourage their dignity, equality and respect in which every human has right. Services will be provided in the East region of Puerto Rico including, the cities of Humacao, Las Piedras, Naguabo, Ceiba, Fajardo, Yabucoa, Juncos, Maunabo. In the region of Humacao we've been offering services since 1994.

Casa de la Bondad, Inc. is a Non-profit organization that offers services since 1994 to women and children survivors of domestic violence in the region of the east area of Puerto Rico. Our labor is based on the social politic that establishes the intervention and prevention of domestic violence better known as Law 54. The goal of the institution is to minimize and finally eliminate the problem of domestic violence.

Domestic violence is category of acts that includes conjugal violence, abuse and maltreatment to women (Stara y Flicraft, 1991). In a study of investigation (Valle, D. Albite, L. & Rosado, I., 2002) define the abuse against women in the family as pattern of systematic conduct of physical, psychological and sexual violence from a man to a woman which he lives with or has lived legally or consensual with the with the purpose of forcing her to do what he wants without taking in consideration her needs.

In Puerto Rico the statistics of the Police revel that in 2002 a amount of 20,048 incidents of domestic violence were informed. An 88% of these cases a woman was the victims. A 63% of the cases was abuse and aggravated abuse. A 90% of the women are in the ages of 18-44. A 92% of deaths related to cases of domestic violence in Puerto Rico between 2001-2003 the victims were women. In Puerto Rico with all probability between a 33% (Rivera, 1991) and a 60% (Comision de Asuntos de la Mujer, 1993; Casa Protegida Julia de Burgos, 1995) of all adult women in relationships of couples have been or will be victims of physical abuse by their partner. For the year of 2003 the statistics were 20,935 and as for 2004 up to March 2004 is 6,971. And in the East region including Ceiba and Naguabo where 2,625 in 2003.

Other investigations reflect that the majority of the victims are women. In Puerto Rico approximately 90% of incidents in domestic violence are women (Valle, D., Albite, L. & Rosado, I., 2002). Recent investigations and studies reveal that many of the children that witness violence against of their mothers are also victims of abuse. These unroll problems of conduct, emotional problems, self-esteem and interpersonal relations are more aggressive, have less social skills, low esteem, have problems in school, they think they have little control of their lives and manifest less empathy with other people due to the abuse (Valle, D. Albite, L. & Rosado, I., 2002).

Domestic violence is a social problem that has aggravated to a magnitude that is has become a problem of public security for the Puerto Rico people. The region of Humacao is of great incidence in domestic violence, this information shows a percent of the magnitude of the problem.



During the years 1994 thru 2004 we have established the following programs Social Work Program and Counseling to children and adolescents of the Non-Residential area. Then the Program of Coordination of Services and the Program of Legal Support and Intercession to women survivor of domestic violence in the courthouse of Fajardo. Since 1996 we have housing which we offer the same services of the Non-Residential Program, in the courthouse we offer services to Ceiba and Naguabo.

Each year the incidents reported increase and in reply of this problem. Casa de la Bondad, Inc. has joined the battle to develop alternatives directed to intervention and prevention of domestic violence against women in Puerto Rico. Our statistics validate the need of specialized services of domestic violence in the island and east region of Puerto Rico. Our Residential Program (housing) since 1996-2003 has impacted the amount of 352 women and 407 children. The Non-Residential Program since 1995 until May 2004 has impacted 3,486 women and 349 children.

**V. Description of the need for the program:**

By establishing these programs we have obtained an increase on the population that solicit the services, impacting over 9,397 people in the community since 1995 thru May of 2004. This has been possible offering activities such as chats, workshops, informative tables to schools and communities in general, training to professionals and special activities.

Due to the diversity of needs of the participants and their children, we work with a collaboration of services with all the community. Therefore Casa de la Bondad, Inc. has a Coordinator of Services that coordinates with resources of the community. These arrangements and contacts guarantee the offering of services to women to facilitate the process of terminating with the cycle of violence, dependence and at the same time fortify. Casa de la Bondad, Inc. has contacted with resources in the areas of health, housing, labor, legal area, education, shelters and others.

Many women do not report the domestic violence against them and those members are not reported. Because all of this is that we present the great need that exists of services of survivors of domestic violence and the need of shelter and ambulatory services to collaborate in the protection of victims and termination of the violence for every woman to search for the service.

The east side of Puerto Rico only has the specialized services in domestic violence of Casa de la Bondad, Inc., Casa de Todos, Hogar La Piedad, Departments of Domestic Violence of the Police and specialized units of district attorney in the regions of Humacao, Fajardo and Caguas. According to statistics of the police these regions sum a 30% (20,935 incidents reported) of the incidents of domestic violence in Puerto Rico during January thru December of 2003.

During the years 2001 thru 2002 the municipality of Humacao was the fourth region with incidents of domestic violence in Puerto Rico. According to statistics of the "Comisión



Asuntos de la Mujer”, in 1998 reported 2,284 cases of domestic violence incidents in the east area. In the area of Humacao in 2003 a total of 1,703 incidents of domestic violence were registered and in the area of Fajardo (includes Ceiba and Naguabo) 922 incidents were reported.

The most recent statistics of Casa de la Bondad, Inc. (1997-2003) demonstrate that 85% of the participants have the need of a house of their own. This variable is of sum relevance because it provokes that the victim to stay in the cycle of abuse or extend the out coming. The woman, mother survivor of domestic violence is conscious of the factor of a home and economic need before she leaves the house.

Our organization proposes to offer the following services in the East region: temporally housing, services of orientation and counseling to women and children, psychological counseling, support and legal intercession to women survivors of domestic violence in the judicial process and legal representation, coordination of services, training and orientation related to employment and studies and this way contribute to the self-sufficiency, auto-gestion of the survivors of domestic violence.

That the 80% of the participants can describe and evaluate their process of socialization, identify situations of inequality by gender, identify the fases of the domestic violence cycle of its previous relation, know the profile of who is an aggressor, can identify the effects of domestic violence, can identify and mention the positive characteristics before ending the process of help, identify ways to maintain a healthy self-esteem, can describe and mention the different types of communication that exists and at the same time communicate positively, that they can talk about their domestic violence situation, identify adequate ways of managing their feelings, can identify the situations in which can not make adequate decisions, can know their rights under the Law 54 and the judicial process, that women can identify the effects of domestic violence in their children.

At this moment, Casa de la Bondad, Inc. has a Transitional Housing Program approved by H.U.D. (Supporting Housing) and plan to extend our housing programs to 10 housing unit and of a Emergency Shelter for a Capacity of 40 womens and 50 childrens.

At this moment we count with 21 active participants victims of domestic violence from Naguabo and 25 from Ceiba.

We operate from Ceiba Monday thru Friday and 24 hours Shelter, three On Call lines for 24 hours service and counseling.

1. Casa de la Bondad, Inc. plans to impact during the year of 2004 in the Non-Residential program about 300 women, 120 youth and 80 children survivors of domestic violence. We also will provide orientation to 200 students at Ceiba public or private schools elementary thru high school.
2. Our goal is to impact Naguabo and Ceiba with our services elevating number of services and coordination for them.



3. The results anticipated in relation with our plan of services is that from the 300 women that expect to serve in the Non-Residential Program at least an 80% can break the cycle of domestic violence and can succeed in the self-sufficiency.

**VI. Coordinations:**

The program of Coordination of Services in our agency was founded since 1996 and from that moment we have maintained contact with different agencies of the community to offer services of good quality to women and their children survivors of domestic violence.

Casa de la Bondad, Inc. has contacted resources in the following areas health, housing, jobs, legal area, education, shelter and others. We coordinate services with the following agencies.

a. Shelter:

Shelters in Puerto Rico work in coordination to guarantee security and well-being to women victims of domestic violence and their children.

b. Education, jobs and vocational training:

The service of reference to continue studies and or find jobs is vital for the participants and their children in the process of obtaining control of their lives and can be alternatives to finish with the economic dependency. We coordinate with various agencies of the community (Department of Education, Department of Labor, Private Institutions and others).

c. Health:

Casa de la Bondad, Inc. refers the participants depending on the resources, facility to obtain and the need of such services:

1. Doctors:

Dr. Mildred Díaz (Family Doctor) Juncos, Dr. Ríos Collazo (Gastronomologist), Dr. Ramón Colón (Dentist), Dr. Nestor Rivera (Gynecologist) Humacao, and Dr. Alvarez Torres (Pediatrist) Juncos.

2. Laboratories, X Rays, Mental Health and Physical Hospitals. Laboratorio Clínico Oriental, Humacao X Ray and Ultrasound, Hospital: CDT, Dr. Domínguez, HIMA, Ryder and Capestrano, CDT Naguabo, CDT Ceiba, Psychological Services "Shai" in Ceiba P.R. and with Homeless Program in Ceiba "Cemi".



**d. Department of Families:**

When the participants that arrive to Casa de la Bondad, Inc. need economic assistance or nutritional services and relations with their parents are referred to this Department. Due to the great demand of services that the Department of Families and Casa de la Bondad, Inc. receive, these work together offering specialized services of support and alternatives in cases of domestic violence.

**e. Housing:**

One of the problems of maltreated women is housing. Casa de la Bondad, Inc. Works with the participants in the search of homes in areas of their interest and we refer them to Department of Housing, Municipality, Procurador of Women, Projects of Private and Public housing.

**f. Legal Assistance:**

Once the participants of Casa de la Bondad, Inc. decide to take action they need legal support for the following processes: divorce, Law 54, distribution of possessions, custody and child support. Casa de la Bondad, Inc. orientates the participants to receive legal assistance for their cases. They also work together with various agencies and professionals to continue with the procedure of legal orientation.

**g. Police Department and Courts:**

Women victims of domestic violence usually go to Police Departments or Courts looking for help. The Program of Family Relations and judges refer to us cases related to domestic violence, Program of Protection to Victims and Witness, Supreme and Municipality Courts, Police Department and Divisions of Domestic Violence of Puerto Rico.

**h. Services to women:**

The following agencies helps us in orientating the staff of Casa de la Bondad, Inc. when we need to accomplish an orientation: Procurator of Women, Office of Help to Victims of Violation, Sexual Crimes, Peace for Women, Travel Safe of Puerto Rico, CIS Project, Ryder Hospital, "CAPEDCOM".

**i. Children and Adolescents Services:**

Children and adolescents need of specialized services of education, child care and social help. The support of the community allows us to give integrated and continuation services. We coordinate with the following programs and agencies: Head Start, SENDEC, Department of Education and the Homeless Program in Puerto Rico.



**j. Community Services:**

There are different community resources that exists in which we could depend on and work in coordination everytime that any woman or child need some type of help that Casa de la Bondad, Inc. can not offer. They have given us support in the coordination of services for the participants.

**k. Procurator of Women:**

Casa de la Bondad, Inc. participants in the Nacional Comité for the eradication of Domestic Violence, Sexual Aggression and Lurking Women from the Office of Procurator of Women. This committee reunites every two or three months with the purpose of developing strategies and coordinations with other agencies that can provide services to women survivors of domestic violence and children.

**VII. Physical Requirement:**

The PBC facilities that we interest are for provide transitional housing for survivors of domestic violence and their children that have been living in emergency shelter.

Low income housing, 40 U.S.C. 550(f) and to develop and office for counseling service and an emergency shelter.

**VIII. Description of the financial plan:**

- a.
- ❖ For transitional housing 1 or 2 buildings. Building of 2 or 3 floors with spaces available for at least 4 to 5 house with rooms, 1,000 s/m Lot.
  - ❖ Counseling and Orientation 1 building program. One space for office 500 s/m Lot.
  - ❖ Emergency shelter 1 building. Building shelter 1,000 or 2,000 s/m Lot.
- b. Estimated yearly budget \$529,229.00
- c. Source of funding

Casa de la Bondad, Inc. is supported with Funds of Department of Families, Angel Ramos Foundation, Department of Justice, Procurador of Women, Municipality of Humacao, Legislative Donation and Fondos Unidos of Puerto Rico. It is by these funds that we have hired the human resources for the function of our projects. In continuation we describe briefly the human resources which we have and their tasks.

The Board of Directors is composed of eight members and the Executive Director establish and are responsible for the politic and general administration of the organization. The Executive Director has a meeting every month with the Board of Directors to inform about the administrative and Programatic function of the



**Institution, discuss the accomplishments, needs and limitations of the agency, discuss new strategies for fund raising, solicited proposals and the organizational budget.**

**See project budget Financial Statement Letter from U.S. Department of Housing**

**IX. Organization Structure:**

**See Organigram**

**Our staff is composed of:**

**3 Social Worker with B.A. and Master in Social Work  
(1 shelter, 1 courthouse Fajardo, 1 local office Humacao)**

**1 Executive Director M.A Public Affairs**

**2 Programs Coordinators/Supervisors  
(1 shelter, 1 Fajardo & Humacao)  
Master in Social Work**

**1 Family Counselers**

**1 Secretary – Associate**

**9 Facilitator in shelter with 24 working hours**

**1 Service coordinator B.A. Social Work**

**1 Fiscal Agent – B.A. Accounting**

**Volunteers:**

**1 Americorp VISTA**

**3 Students from University of P.R. (Humacao) in Practice for Social Work Programs  
400 hours.**

**1 Homeless teacher/tutor for shelter**

**8 Members of the Board of Director**

**2 Lawyers**

**1 Sicologist**



**X. Prior Experience:**

Encourage the emotional health through the capacitation of the victims and survivors of domestic violence so that they can develop the Non-violence and independency.

Casa de la Bondad, Inc. uses the modelo of life and the ecological perspectiva in all of its interventions with women and their children. This perspective allows us to focus the complex ecological system that includes the individual (physical, emotional) the family, the community and the society in all its aspects. In our case we observe women, their children and their transactional relations in all its atmosphere. This model allows the professionals to visualize people and the atmosphere as a unitary system in a cultural context, and historical. The person and the atmosphere can only be understood in terms of their relation, in which each influence continuously each other in a particular context. With the model of life the social workers of Casa de la Bondad, Inc. can analyze the objective and subjective preoccupations of the participants through a process that begins by a initial fase wher cognoscitive and affective components of the participants are observed, an exploration of their situation of violence is realized and a contract of services is prepared.

Casa de la Bondad, Inc. has been recognize by agency's of the community Duch as United Way Funds June 2003, Multiples Insurance, Johnson and Johnson, and R.J. Reynolds Tabacco 1994, 1997 Fuente de Agua Viva Church 2000, Medtronics 2001.

**XI. Time Required:**

The time required to commence will be by July 2005.



We have identified some funding sources which could help for this program.

Proposed Financial Plan for Casa de la Bondad, Inc.

I. These are one time start up costs: proposed for 6 apartments.

Item	Amount	Possible Funding Source
1. Six (6) apartment hook -- up @ \$200 ea	\$1,200.00	INSEC
2. Five (5) stove @ \$400 ea	2,000.00	Supportive Housing
3. Five (5) refrigerator @ \$600 ea	3,000.00	Supportive Housing
4. Furniture for living room, dining room and five (5) beds with dressers @ \$3,000	15,000.00	Angel Ramos Foundation
5. Five (5) Sheets, towels, Kitchen utensils	1,750.00	Angel Ramos Foundation
6. Set-up office including equipment, telephone installation	7,500.00	Private Company Proposal
<b>TOTAL:</b>	<b>\$34,450.00</b>	

II. Annual costs:

Item	Amount	Possible Funding Source
1. Maintenance and repairs \$400 per apt	\$2,400.00	Supportive Housing
2. Insurance @ \$1,000.00 per apt.	\$6,000.00	Private Company Proposal
3. On-site manager @\$14,400 per year	\$14,000.00	Supportive Housing
4. Office expenses including electric, water, telephone, supplies and insurance.	\$6,500.00	Angel Ramos Foundation Supportive Housing
5. Audit	\$2,500.00	Private Company Proposal
6. Building Insurance Annual	\$3,000.00	Angel Ramos Foundation Private Company Proposal
<b>TOTAL:</b>	<b>\$34,800.00</b>	

These funds are already identified but are not available at this moment since they are given by proposals but we have been working with them for long periods and we will be submitting during all this year the proposals.

We really are willing to realize this programs.

