



## PINAL COUNTY

WIDE OPEN OPPORTUNITY

**Proposition 202 Tribal Gaming  
Application Sponsorship/Support Form  
Requesting Pinal County serve as the Fiscal Agent/Pass Through Entity**

**Name of the Tribal Community:** Ak-Chin Indian Community

**Due date of the application to the Tribal community:** July 12, 2024

The following information will be used by Pinal County to 1) send the resolution and grant documents for the applicant to submit to the Tribal community, 2) send the funds, if awarded.

**Name of the Non-profit:** Begin Again Homes Inc.

**Contact person/title:** Sheryl Bigelow, Executive Director

**Email address:** bah executive director @ yahoo.com

**Address:** 2200 N. Delaware Dr #52, Apache Junction, AZ 85120

**Project name:** Transitional Housing

**Amount being requested:** \$350,000.00

**Project summary:** Transitional Housing services for Apache Junction

**Beneficiaries:** Homeless

**Supervisor District:** 5

The undersigns hereby certifies they have read and comply with the responsibilities set forth in the PINAL COUNTY TRIBAL GAMING GRANT PROGRAM Request for fiscal agent/pass through support documentation.

Sheryl Bigelow  
Director name and signature





June 16, 2024

Ak-Chin Indian Community  
% Council Secretary  
42507 W. Peters and Nall Rd.  
Maricopa, AZ 85138

RE: 12% Application

### **NARRATIVE**

Begin Again Homes Inc. was incorporated on 1/24/2023 as a Domestic Nonprofit Corporation and has achieved the 501(c)(3) status. BAH is a public charity carrying our business license with the city of Apache Junction. BAH connects low income individuals and families with sustainable housing opportunities by filling in the gap with transitional housing as a direct stepping stone. BAH provides medium-term support up to 12 months to bridge the gap between the time a person loses shelter and the time at which they can establish permanent housing placement, thus halting a rapid decline towards various other forms of unnecessary hardship. BAH delivers an extensive array of services for the homeless community, consisting of seniors, families, disabled and veterans. BAH is a community housing service and emergency relief service organization, as well as a referral and resource provider to the community of Apache Junction. BAH is in the process of becoming a Coordinated Entry Point for the Homeless Management Information System (HMIS), Health e-Arizona Plus - Arizona Health Care Cost Containment System (HEA AHCCCS) Assistor and Notary Public. Potential housing candidates will be required to provide proof that they have started the search for low-income housing via a stability voucher, HUD-Vash or Section 8 housing application. They will be required to pass a high-level background check and must be willing to provide a drug test prior to entry. In partnership with New Leaf and CAHRA, we will collaborate to identify the expected timeline that the individual(s) can expect to be in a home. They will then be provided housing by BAH under the expectation that permanent housing can be attained within the identified timeline. BAH's goal is to purchase duplexes and/or single family dwellings which will serve as this temporary housing need. Our philosophy is "Filling Homes With Hearts & Filling Hearts With Hope" which relates to our perseverance of obtaining 3-4 bedroom homes to convert into congregate transitional housing units for the Apache Junction homeless community.

A. Purpose of Grant.

1. Describe the proposed program, project or purchase.

The perceived need is the lack of shelters and transitional housing for the homeless population of Apache Junction. Therefore, the proposed Project is to purchase a single family home to be used as transitional housing for homeless individuals and families in Apache Junction. The planned transitional housing would be a short-term solution to individuals experiencing homelessness. BAH would then provide housing supportive services to the residents and assist them into permanent housing. This Project would be able to house approximately 100 people per year which is in essence removing 100 people off the streets into safe and secure housing. It is projected that the purchase would take 1-3 months after securing funding with the transitional housing being able to open and start operations within 3-6 months of funding.

2. Identify the target population that will be served by the Project.

The target population of this Project are Apache Junction seniors, families, disabled and veterans who are homeless. The amount of people served depends on how many houses we can purchase. The targeted geographic location is Apache Junction. There is not currently any transitional housing for the homeless members of our community in Apache Junction. According to the 2023 Point In Time (PIT) count in Apache Junction, 91 homeless individuals were identified. These individuals consisted of families, veterans, seniors, and disabled individuals. This is the population we are looking to serve with transitional housing.

3. Describe the Project goals and objectives and outline a plan to meet these goals.

BAH will purchase single family homes and satisfy the public safety priority funding area. Homeless individuals are often living in local parks, alleys, streets and trespass on private property. Providing housing and supportive services to this population will help keep them off the streets. In addition, supportive services will assist them not only with housing but also with benefits applications, getting into work and/or school programs and permanent housing solutions. This Project will also make referrals for healthcare to the residents as many homeless individuals suffer from the lack of primary and specialty care with chronic health issues. This combined treatment and housing with case management services will increase the successful outcomes, numbers of those permanently housed, enrolled in services outside of housing, enrolled in benefit programs such as AHCCCS and other Disability programs. Potential housing candidates will be required to provide proof that they have started the search for low-income housing via a stability voucher, HUD-Vash or Section 8 housing application. They will be required to pass a high-level background check and must be willing to provide a drug test prior to entry. In partnership with A New Leaf and Community Action Human Resources Agency (CAHRA), we will collaborate to identify the expected timeline that the individual(s) can expect to be in a permanent home. They will then be

provided housing by BAH under the expectation that permanent housing can be attained within the identified timeline. BAH's goal is to purchase duplexes and/or single family dwellings which will serve as this temporary housing need.

4. Provide a timetable for implementation of the Project.

Purchase of a single family home: Purchase will be completed by April 1, 2025. Intended clients will occupy housing unit on July 1, 2025.

#### B. Resources.

1. Identify current funding sources for the Project and characterize each funding source listed as either a one-time-only or long-term funding source.

There are no current funding sources for this Project as this is a new project.

2. Identify other organizations or partners that are participating in or contributing to the Project, but which are not funding sources, and describe their roles or contributions.

BAH participates in the Pinal County Coalition to End Homelessness and the Apache Junction Homeless Coalition. We will utilize these memberships to assist with the outreach to homeless individuals and families in Apache Junction. BAH has strong partnerships with the Genesis Project, Desert Chapel Methodist Church, and The Salvation Army in Apache Junction and will utilize these partnerships to provide both outreach and emergency services such as food and clothing to the new residents and newly housed individuals. In addition BAH has a strong partnership with Purple Heart Desert Thrift Store in Apache Junction who will provide clothes, household items and furniture to new residents and to housed individuals. BAH will also connect clients with counselors, through Horizon Health or La Frontera, to assist with daily living issues. These issues will include, but not be limited to, budgeting, securing employment, education and medical care. Our goal is to provide the necessary tools of daily living to allow our clients to eventually transition to a permanent living situation that will be independent and not require our services.

3. Define the Project as a new or continuing project or a purchase. Provide information about how the Project will be sustained or the purchase will be maintained after the grant funding is exhausted.

This is a new project. AK-Chin Indian Community has not previously funded this project. This is a one time capital request to fund the purchase of a 3-4 bedroom single family home needed for the homeless transitional housing. BAH will utilize other funding avenues for the operations of this Project.

4. If the Applicant organization has requested funding from any other Arizona tribe, please list:

- a. Pending requests made within the last eighteen (18) months for the same request, including the name of the tribe to which the request was made.

There are no pending requests within the last 18 months for this project.

- b. Funded requests made in the last five (5) years, including the name of the tribe that awarded the funding, a brief summary of the project for which the funding was awarded, and the amount of the funding received.

BAH has not requested any funding from other tribes in the last five years for this Project.

C. Reports. Approved grantees must account for and report to the Community all expenditures of grant funding; however, there is no required reporting form or format. Explain how your organization will account for and manage the funding if selected. Describe how Project progress and results will be tracked and documented.

BAH will account for and manage the funding through the treasurer and oversight of TPG Tax & Accounting PC. BAH will be relying on outside sources of data to provide evidence that the housing candidate is indeed in need of temporary housing. BAH will require that potential housing candidates provide proof that they are waiting on a housing voucher or some other form of financial assistance from a qualified institution or government agency.

D. Budget. Provide a budget, including justification, that supports the request in the Application. Provide an estimated timeline for when funds will be expended.

Please see attached Project Budget. The estimated timeline for when funds will be expended will be 12 months.

E. Additional information. Please provide any additional information about the Project or the Applicant organization that the Ak-Chin Council should know when considering the Application.

*Begin Again Homes Inc.* was created in response to the visible and devastating circumstances that have resulted for families and individuals in Apache Junction because of the city's unique lack of shelter and no-camping laws in a climate where the average temperature for five months of the year is above 100 degrees. The combination of these two factors guarantees that a person temporarily experiencing a lack of shelter due to unforeseen economic circumstances, will decline towards severe and life-threatening phases of homelessness, quickly.

The primary goal of the organization is to serve as the stopgap for those individuals who are unsheltered yet willing to rely on outside sources of information, education, and material support, so that they can once again support themselves and their families independently. The organization aims to support 1-3 individuals or families at any given time so that each plan of housing stabilization can be uniquely tailored to meet the needs of the client's specific situation. Utilizing other local organizations and outreach

sources, *Begin Again Homes Inc.* will also ensure that a deliverable plan of action is constructed for each client which actively supports their ongoing maintenance of stable housing and welfare.

The program offered by *Begin Again Homes Inc.* was founded on the belief that shelter is the most basic requirement for a person to maintain their physical, mental, and emotional health. By providing temporary shelter to individuals who have indicated a strong desire to regain access to stable housing, *Begin Again Homes Inc.* serves as the only organization in the City of Apache Junction, with the ability to rapidly remove adults and children from the dangers of the desert heat and set them on the path to a long-term housing solution.

## PROJECT BUDGET

Proposed Budget Expense	Amount requested from AK-Chin	Amount requested or secured from other sources	In Kind Contributions	Total Budget
Single Resident Home	\$350,000	\$0	\$0	\$350,000
Homeowners Insurance	\$0	\$1,608	\$0	\$1,608
Property Taxes	\$0	\$2,500	\$0	\$2,500
Utilities	\$0	\$5,000	\$0	\$5,000
Furniture	\$0	\$15,000	\$5,000	\$20,000
Misc	\$0	\$500	\$0	\$500
Transitional Housing Staff	\$0	\$25,000	\$0	\$25,000
<b>TOTAL BUDGET</b>	<b>\$350,000</b>	<b>\$49,608</b>	<b>\$5,000</b>	<b>\$404,608</b>

## PROJECT BUDGET DETAIL

Home purchase: Quote from Cami Garcia with Western Lifestyle Realty, 480-982-5537 is for today's market for a 3 bedroom, 2 bathroom home ranges from \$350,000 to \$400,000 in price range depending on the location. Comparable's are within a mile radius of one another with like properties.

Homeowners insurance: Quote from Quotewizard.com for the average in Arizona is \$1,608 with \$1,000 deductible.

Property Taxes: Quote listed on Pinal.gov as \$3.5600 per \$100 of valuation.

Utilities: Electric: SRP website is \$11.45 winter rate, \$22.70 summer rates and \$25.85 summer peak rates.

Water: Apache Junction Water District 2023-2024 rates: Monthly base service charges inside city limits for one acre is \$54.20 with water consumption rats at 1,000 gallons at \$3.88.

Sewer: Ajsewer.org: 2023-24 residential service charges for a single family home is \$46.15 per unit.

Trash: Quote on apachejunctionaz.gov: \$12.06 monthly for two times a week trash pickup

Furniture: beds, couches, dining room furniture, chairs, tv's, children furniture, linens, dishes, pots, pans, utensils. In-Kind donations will be through Purple Heart Desert Thrift Store.

Misc: Cooking and cleaning supplies; approximate prices through Amazon.



Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
P.O. Box 2508  
Cincinnati, OH 45201

BEGIN AGAIN HOMES INC  
C/O MARGUERITE BERIZZI  
2965 W TONTO  
APACHE JUNCTION, AZ 85120

Date:  
06/16/2023  
Employer ID number:  
92-2072676  
Person to contact:  
Name: Customer Service  
ID number: 31954  
Telephone: (877) 829-5500  
Accounting period ending:  
December 31  
Public charity status:  
170(b)(1)(A)(vi)  
Form 990 / 990-EZ / 990-N required:  
Yes  
Effective date of exemption:  
January 24, 2023  
Contribution deductibility:  
Yes  
Addendum applies:  
No  
DLN:  
26053565005743

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

*Stephen A. Martin*

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements