



2019

# Proposal: NY Housing Authority Pilot Program

GEOECO HOUSING DEVELOPMENT PROGRAM  
WORLD ROMA FEDERATION

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# HOUSING PROJECT FOR THE HOMELESS

## About the organization:

The World Roma Federation is a human's rights and advocacy organization, holding UN consultative status and recognized accreditation within the European Union. The core objective of the organization is to advocate and push for the implementation of laws that protect the basic human rights and dignities of minority, ethnic, and refugee people as they integrate into US society. To ensure the proper inclusion of these marginalized groups our organization develops viable programs to ease socioeconomic stress from these groups. For example, job training/readiness/placement, food, clothes, temporary housing, medical care, and education. These efforts are readily available by our organization to all classification of minority and ethnic people in the United States, while in Europe our philanthropic aide is geared mostly toward the Roma. The organization provides education, skill training, and citizenship courses through its institution established to educate the future minds of the activists of tomorrow. These courses are taught to ensure the development and maintenance of a more inclusive and diverse society for future generations of ethnic and minority people. Thus, ensuring they have a voice and the ability to continue the fight for their basic human rights and autonomy.

To date, the World Roma Federation is made up of 17 affiliate member organizations that are working with us on developing platforms and solutions for ethnic, minority, and Roma issues faced in Europe and in the United States of America. By working together, we are better able to represent the interests of Roma communities in their relationship with the decision makers at the EU level and at the authority level of the United States, for other marginalized groups. Thereby, increasing their participation in the development, implementation, monitoring, and evaluation of the policies affecting their lives and communities.

## Project Summary:

In Europe, the Roma make up one of the largest minority groups in Europe approximating to anywhere between 10 to 12 million.

In the United States, the largest documented minority groups range in comparison Black or African Americans make up 14 percent of the US population which approximates to 42 million, which according to statistical data is comprised of multiracial peoples as well excluding those of Hispanic descent.

Hispanic Americans make up 16.7% of American Population index which approximates to 52 million making them the second largest minority/ethnic group in the United States. However, only 47 million of the 52 million population are American citizens. This is the statistical data recorded per each region; however, what is the correlation between these subgroups and homelessness.

In truth, minority and ethnic people make up the largest deficit of the homeless population. Displaying clear indicators of the correlation between racial disparity plays in the homelessness crisis in both the United States and in Europe.

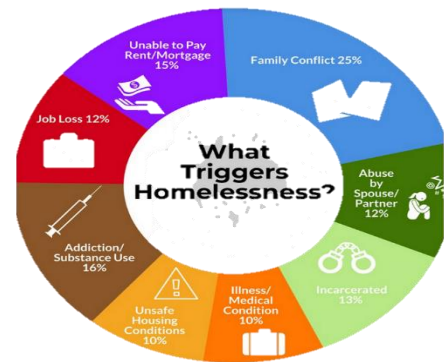
### Statistical data of recorded homelessness:

In the United States it is statistically recorded that black/African American made up the largest demographic of homeless in America approximating 219, 809. Hispanics 122,476, Multiraced people came in 32, 357, Native American, 15, 414, Pacific Islander 8,039, and Asian 6, 643. These numbers are staggering for 2018. In total there were 282,262 classified minority people recorded as homeless in contrast to whites 270,568. In Europe there is no conclusive data compiled on the exact amount of Roma forced into poverty. The homeless epidemic in both the United States and Europe is not only critical but of vital importance, in that it needs a remedy or viable solution.

What are the factors known to trigger homelessness?

The core initiate of homelessness stems from environmental factors and are categorized within the following spheres:

<i>Environmental Trigger</i>	<b>Statistical Ratio</b>
1) <i>Unable to Pay Mortgage/Rent</i>	15%
2) <i>Family Conflict</i>	25%
3) <i>Domestic Violence</i>	12%
4) <i>Incarceration</i>	13%
5) <i>Medical Illness/Condition</i>	10%
6) <i>Unsafe Living Conditions-Unsanitary</i>	10%
7) <i>Addictions/Substance Abuse</i>	16%
8) <i>Job Loss</i>	12%



### Our Solution:

Our solution, GEOECO Homes minimalizing cost, resources, material, biowaste, carbon emissions, and the deforestation of trees through the refurbishment and renovation of government own land accommodating rundown and abandoned infrastructures.

The infrastructure of these homes will not use general concepts of architecture in the fundamental process of building and construction. The GEOECO homes will be refurbished shipping containers. These containers will be stacked on top of one another as if they were apartments approximately three of four stories with front and rear entrances accessible via staircases. The containers will use ecofriendly and recycled material to build compartments, rooms, etc. Lead free paint, ecofriendly flooring, and appliances.

These homes will be powered by natural/renewable energy sources, such as wind turbines, solar panels, or solar/hydrogen units. We are geared more towards solar energy or wind turbines based on terrain, location, and geography of the homes. The GEOECO homes will use smart grids, improving continual more efficient energy supply to each home, as it reacts and detects changes or fluctuations of usage. Therefore, maintaining its cost efficiency to both the state and the housing authority of the project. GEOECO homes facilitate not only a need by reducing the impact homelessness has on society but reduces the cost through burden sharing between the state and the NGO.

The community will act as a temporary haven until the homeless individual is able to get back on their feet. Our organization will provide rehabilitation programs, such as skill training, dress for success, resume and letterhead development, interview practice, and job placement. We will also allot funds for those ready to reenter the workplace with the capacity to purchase clothes via the goodwill for interviews. We will assist them with filling out income-based housing applications upon entrance into the GEOECO homes program. Other project objectives besides the rehabilitation program is the mobile wellness center, unit care giver and bus shuttle services.

The mobile wellness center is a state-of-the-art medical facility, with an extension housing 4 showers enabling new tenants the ability to shower and receive medical attention before being admitted into the GEOECO community housing program. The mobile wellness center will afford standard medical treatment getting a full workup of new occupants as a means to determine if they are ready for work or if they need disability assistance, etc. It will also enable our facility to get them the proper prescription regiment and general wellness outlook for social workers attached to their individual or familial caseload.

Unit caregiver services these individuals will be tasked with offering companionship and remedial health care services to invalids, disabled, elderly, and children with professional aged parents.

The bus shuttle program will enable free pickup service for the homeless unable to utilize public transportation or if they are waitlisted. Our shuttle service will pick them up and take them to our GEOECO homeless facility in Brooklyn.

### Outcome of the Project:

Long term, we will continually monitor and ensure the individual success via monthly checkups for the duration of 2 years. Individuals will always have a continual support base and will be mandated to attend a peer group for one year or more depending on the severity of the case.

Longitudinal studies will be conducted to adequately measure the inputs and outcome of the program. These tests and data will be useful for additional research and publication on the correlation between racial disparity and minority homelessness. In addition, to the importance of equal advantage opportunities, such as our program and the impact it has had on the reduction of the homeless crisis in America.

### Description of the Containers:

**Type:** Living container, Assembled flat pack container house

**Length (feet):** 40”

**External Dimensions (l x W x H)(mm):**

External Length	Internal Length	External Height	Internal Height	External Width	Internal Width
40ft (12.18m)	39ft 9 inches (12.11m)	8ft 6 inches (2.59m)	7ft 10 inches (2.39m)	8ft (2.44m)	7ft 10 inches (2.34m)

**Place of Origin:** Shandong, China

**Brand Name:** DFX

**Name:** Shipping Container house

**Frame:** Galvanized steel

**Door:** Sandwich panel door

**Color:** Customized color

**Roof:** Sandwich panel + Decoration ceiling

**Wall:** 50mm/75mm Sandwich panel

**Usage:** Construction

**Application:** Building Container

**Function:** Anti- Seismic

### Shipping Container Durability:

Ten to fifteen years is the usual lifespan of a shipping container before they are retired, but they can last decades longer. Containers are marginally one of the most truly green structures as it is made of 85% recycled steel. However, if the steel the container was made from was demolished then the container is 100% recycled. The reuse of these structures saves the use of new building materials it also reduces the containers shelf life as it lays dormant being an unsightly eye soar.

### Natural Disasters:

These containers are not only durable they are resilient against most natural disasters, such as tornadoes, earthquakes, and even hurricanes. Fires and floods are different entities altogether it would solely depend on infrastructure and material utilized within the interior of the infrastructure.

*Shipping containers, whether single units or multiple connected units, can withstand up to 100MPH winds when rooted on foundation, or 175MPH winds when anchored with pylons, making container-homes extremely solid in both tornadoes and hurricanes. And even after a direct hit during an earthquake, the structure would never collapse; “it would be the most perfect safety cocoon in an earthquake, [at] least 100 times safer and stronger than a conventional housing structure.” Source: [www.isbu-info.org/faq](http://www.isbu-info.org/faq)*

Making shipping containers the most safe and effective form of habitable modular units in zones and countries mostly affected by natural disasters due to global warming and other atmospheric changes challenging the natural biospheric stasis of the planet.



### Cost efficiency for container homes:

It is reported that container homes can save a new or preexisting homeowner 40% in cost savings in comparison to traditional construction methods.

### Cost break down:

- Containers have a lower cost per square footage

- approximate cost \$70 usd per square footage

- Savings margin \$70, 000 usd per 1,000 sq/ft

  - or 210, 0000 in savings if a larger home per 3,000 sq/ft

- In today's market:

  - two 40-foot containers are purchasable for under \$8,000 usd

  - some containers can be purchased for just over \$1,500 usd

- to builders the construction of homes using modular containers reduces cost in terms of construction time by 20%

The compiled data above provides evidence that the use of containers to build a homeless community is not only conducive it is ecologically and economically smart and alleviates fiscal burden on the state.

Picture of the housing container



**Location:** The location for setting up the first GEOECO homeless housing community will be in Brooklyn NY and then eventually launched within the other four boroughs. Brooklyn is an area ripe for development and within the marginal circumference of one of the most happening tribeca's even though it is riddled with homelessness.

Highlights of the housing projects is that it is accessible to the homeless in the nearby city of Manhattan and within minutes of public transportation be it bus or shuttle. Its locale and ease of reach will minimize overcrowding within New York shelters and afford more placement opportunities to the homeless not able to make it to one of the shelters or due to overcrowding have been waitlisted until bed/s have been readily made available.

We are looking to place 40 container units split into 4 mini apartments in stackables of three for a community of 160 habitable modular units. Each unit will come with the accommodation of either one, two or three bedrooms all with fixed appliances and all the basic amenities. There will be a greenhouse full of herbs, spices, and organic vegetables and fruits enabling the self-sustainability of the community. Meats and other non-growable proteins, produce, and wheats will be donated by grocers adding to the locale economy and longevity of the neighborhood.

Water will be supplied via reusable filtered rain, snow, etc. There will be a manmade well, and its sustenance will be pumped through a filtering infiltration system. The water will be filtered and re-filtered to ensure its purification, no chemicals, lead, or chlorine will be used in the purification process. The infiltration system will remove all debris, pollutants, and recycle the sustainable water through a third filter to produce the best drinking experience.

**Plan for implementing the living house container:** Upon approval of our housing development project, we will submit architectural design of the units, an itemized budget expanding upon all costs and expenditures, and statistical projected outlook exploring the viability of the project. In context to manual labor and construction, there will be minimal overhead cost and all parts will be refurbished minimizing cost. The project is projected to begin in 2020, we will begin negotiations of land, titled, and deed of preowned government land around August and begin the purchasing of containers below market price around September. There will be several protocols that the organization will handle in making this project a successful one.

## I. Timeline

Project Task	Project Timeline-2020												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	
<b>Admin Act</b>													
Get Permission from local govt													PM
Approval of plan by govt Eng.													PM
Registration for Land Permit													PM
Elaboration of Rules and Regs													PM
<b>Infrastructure Activities</b>													
Building of Museum													BD
Planning Land development													BD
<b>QA</b>													
Launch Planning													TM
Documentation													Adm
PR and Marketing													TM
Sales and Support training													TM
Launch													TM

**Expected Outcome:** After completion of the project, the organization in collaboration with the municipality governing the site in which construction will start having fulfilled all permits and regulations acquired for the allotted and planning zoning for the beneficiaries of the projects. The state must approve all facets of the project and outline all requirements as to whom can benefit from the program. Other outcomes include the additional funding for more GEOECO communities throughout the other boroughs and then statewide. The beneficiaries of the program are expected to partake in the rehabilitation project to reenter the workforce and mainstream living:

1. Manage their own autonomy
2. Find employment and keep a steady income.
3. Participation in the community activities and maintain cleanliness and harmony in the society
4. Partake in skilled training or enroll in school
5. Be enrolled in a skilled management program, school or college.
6. Fill out application for low income housing

**Budget:**

Container cost include, shipment, tax, construction, and renovation of homes. Cost factors the use of ecofriendly and refurbished materials for our builds which will also reduce cost. The total housing budget starts from a range from 2000 USD onwards. Cost is dependent on the order and amenities included, which will either increase or decrease price value. Also, the manufacturers of these types of home can build out the homes custom to our design before shipped, reducing labor cost. Only Cost and labor should be mounting and setup.

**Budget Breakdown:**

\*\*\*Land will be donated by the State for this venture. \*\*\*

	Price	Quantity	Total
<b>Construction Cost for GEOECO Homeless Facility</b>			
Construction initial deposit	40,000	Deposit	40,000
Permits/Development	200,000.00	40 acres	200,000.00
Container Cost	400,000.00	10	400,000.00
Parts and Labor	N/A	N/A	N/A
Infrastructure/Gutting	50,000.00	N//A	50,000.00
Operational/Overhead Costs	200,000.00	N/A	200,000.00
<b>Mobile Wellness Expenses</b>			
Mobile Wellness Center	100,000.00	1	100,000.00
Medical Staff, Doctor/Nurses	250,000.00	N/A	250,000.00
<b>Shuttle Services</b>			
Bus Shuttle Services	100,000.00	1	100,000.00
<b>Staff and Training Costs</b>			
Volunteers/Employees Facility	150,000.00	40	150,000.00
On the job training	4000.00	4	4000.00
<b>IT and Computer Expenses</b>			
Computer Programs/Networking	10,000.00	9	90,000.00
IT	50,000.00	4	200,000.00
<b>Activity Costs and Other Expenses</b>			
Cost for Activities	10,000.00	50	500,000
Unforeseen Costs	25,000		25,000.00
Total	1,579,000.00	58	2,09,000.00

***\*Note: Sample pricing is provided for demonstration***

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