

## I. Organization Background Information

### **Name of Organization:**

COSSMA, Inc.

### **Mission Statement:**

**Please limit to 1000 characters. Please be aware that your content may be truncated if you are pasting from another source.**

"We are an avant-garde nonprofit organization that offers integrated and coordinated health services of excellence focused on the patient and the community."

### **Overview of Organization:**

**Please limit to 2500 characters. Please be aware that your content may be truncated if you are pasting from another source.**

COSSMA, Inc. was incorporated as a Nonprofit Organization (OSL) in 1987 (32 years ago), however since 1965 it was sponsored by Human Resources and Services Administration (HRSA) as it operated as a Program of Migrants of the Medical Sciences Campus. In the beginning it offered health services only to migrants, agricultural workers and their families in the 13 municipalities of what is known as the Caguas Health Region; namely: Cidra, Aguas Buenas, Las Piedras, Gurabo, Naguabo, Cayey, Yabucoa, Aibonito, San Lorenzo, Maunabo, Juncos, Caguas and Cayey. COSSMA began its long history of health services as OSL, with a clinic in Cidra. Thanks to the vision and commitment to serve the population in an accessible and sensitive way to their needs, today it has clinics in Cidra, Aibonito, Humacao, Yabucoa, San Lorenzo and Las Piedras. As of December 31, 2018 we served a total of 30,604 people which generated 137,309 total encounters (visits). COSSMA is part of what is known as the network of 330 centers in Puerto Rico. COSSMA also has a 9 units housing rental project for low and very low income people (Esperanza Village) in Juncos Municipality. It is for this project that COSSMA is making this proposal. COSSMA Inc. is governed by a Board of Directors composed mostly of people who are regular users of the services. This organizational structure encourages the community served to feel part of the organization and contribute to the continuous improvement of the services provided. The Board delegates to the Executive Director, the day-to-day operations of COSSMA who, in turn, has a team of leaders that ensures that all services provided are consistent with the mission of the organization.

**Website:**

www.cossma.org

**II. Proposal Contacts - Please enter information for the Primary and Secondary Proposal Contacts**

Primary Contact

**First Name**

Isolina

**Last Name**

Miranda

**Title**

Executive Director

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**Phone**

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**Street Address**

El Jíbaro Avenue , Street #172 Km.13.5

**City**

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**State**

Puerto Rico

**Zip**

00739

Secondary Contact

**First Name**

Hammil

**Last Name**

Alvarez

**Title**

Special Projects Director

**Email Address**

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**Phone**

787-739-8182 x.1254,1283,1200

**Street Address**

El Jíbaro Avenue , Street #172 Km.13.5

**City**

Cidra

**State**

Puerto Rico

**Zip**

00739

### III. Proposal Information

**Proposal Title:**

Expansion and improvement to the 9 units rental housing project for people with low and very low income, located in Juncos PR

**Support Request (check all that apply):**

Investment/Grant

**Requested Dollar Amount:**

\$40,400

**Please list other Significant Partners in the Proposal:**

- HOME Program HUD
- Juncos Municipality
- State Legislative Donations Commission
- Puerto Rico Community Foundation

## **Proposal Description:**

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Starting in the 90s and in response for a need to provide shelter and temporary housing for homeless HIV + people in the east / central area of the country, COSSMA identified a property in Juncos which it acquired and remodeled through "grants" submitted to the Department of Federal Housing and the Department of Health of Puerto Rico among other sponsors. Thanks to the support received, in the year 2000 COSSMA opened the doors of what became known as the Hogar Rayos de Esperanza shelter. It operated 24/7 and had capacity for 16 beds for homeless HIV + men.

In 2010 and thanks to the results obtained serving the homeless population as well as the need of this population to move to self-sufficiency, COSSMA, with the sponsorship and support of the of the PR Community Foundation , State Department of Housing, Federal Department of Housing (HUD) and the Municipality of Juncos, built its first and so far only social housing project for homeless men. It, known as Esperanza Village, became the first home of many homeless people. At that time, thanks to the support of HUD to operate and offer support services, each fully equipped unit was made available to this special population.

At the end of 2016, COSSMA, like 8 other nonprofit organizations in the southeast area of Puerto Rico, stopped receiving HUD sponsorship. This determination largely responded to HUD's new priorities in terms of sponsoring permanent housing versus temporary housing projects such as Rayos de Esperanza and Esperanza Village.

At this moment, Hogar Rayos de Esperanza have been functioning as a storage and a collection center for supplies, clothing, equipment and other donated items we still receiving after hurricane María. Esperanza Village Project due to the funds with which it was built (HOME Program) maintains a restriction of use. The HOME Program requires that it continue to operate as a rental project for low and very low income people. This contractual commitment is valid until 2032. As soon as the Project began to be promoted as a rental for low and very low income people, the demand for it by people over 55 has been extraordinary; however, we have found that the vast majority of our tenants and those who make up the long waiting list, fall within the lower income limits; which is why COSSMA has had to reduce the lease fee allowed by the HOME Program by almost 35%.

This reality has implied a great challenge in terms of the operation and maintenance of the Project.

## **Issues Addressed (check all that apply):**

Affordable Housing, Community Services and Facilities

If your project affects multiple states or counties, please use the CTRL key to multi-select.

## **Geographic Impact**

Neighborhood(s)

## **U.S. States & Territories:**

Puerto Rico

## **Population Served:**

**Please limit to 500 characters. Please be aware that your content may be truncated if you are pasting from another source.**

The profile of the tenants is as follows: 64% are 55 years old or older, 55% are male and 56% receive social insurance due to disability or age or are retired. One of the units is occupied with a divorced mother with her 9 year old son.

## **Population Income by Area Median Income (AMI) and other identifiers (percentage of Free and Reduced Lunch for youth or designated "Disaster Area" or designated "Distressed or Underserved" served by proposal:**

The Esperanza Village Project has to adhere to the maximum income limits that the HOME program imposes. These limits are reviewed annually. For year 2019, the maximum income allowed for one person in a unit considered extremely low is \$ 10,850 and \$ 18,050 for a low unit. The maximum rent limits fluctuates between \$ 328 and \$ 424, without subtracting utilities credit.

## **Anticipated Outcomes/Impact:**

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The proposed project, which is essentially one of expansion and improvement to the environment, interior and exterior structure of the units and communal areas of Esperanza Village, will have an impact on the quality of life of each resident as it promotes healthy living and encourage a sense of belonging to the community. Having a comfortable, pleasant, safe and well maintained residential area has a very positive impact on the physical, mental, emotional and social health of its low income residents.

Esperanza Village is described by its tenants as a place of peace. Obtaining sponsorship to expand and improve the Project will promote the human development of each of its current and potential residents. Following is a specific description of the proposed project:

- 1.Location of retractable awnings and "louver" in the upper right of the gazebo so that tenants can use the space at all times, thus promoting healthy living and community life
- 2.Replacement with PVC material of 7-unit kitchen cabinets
- 3.Location of solar luminaires at the entrance of the project
- 4.Installation of galvanized pipe to cover wiring of existing security cameras in the Project
- 5.Replacement of the 9 wooden interior doors of the units, with aluminum doors
- 6.Cleaning and painting of the entire security perimeter and entrance to the complex
- 7.Pressure wash and touch up of the exterior paint (only the part that is painted yellow) of the units and gazebo
- 8.Ceiling fans installation in the nine units of the Project.

**Describe evaluation methods used to measure success:**

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The expansion and improvement project proposed through this application will be coordinated and supervised through our Physical Plant Department. To prepare this proposal, the Physical Plant Manager Assistant completed the process of requesting quotes for the required works and equipment. This information would allow us to start the proposed work quickly and efficiently. Esperanza Village also has a part-time staff that serves as a project liaison. This person with the support of our Physical Plant Department staff will be following up and evaluating the proposed project development in order to assure compliance with timeline adherence and quality.

The expansion and improvement project proposed in this application will be channeled and supervised through our Physical Plant Department. To prepare this request for proposal, the Physical Plant Manager and his Assistant coordinated and followed up the process of requesting quotes for the required works and equipment. This management would allow us to start the proposed works quickly and efficiently. Esperanza Village also has part-time staff that serves as a project liaison. This Person in coordination with our Physical Plan assistant manager will be in charge to monitor the proposed project development in terms of quality and subcontractors timeline adherence.

**Project time frame - Is your request for an existing or new program?**

Existing Program

IV. Submit Supporting Documentation - Please attach your most recent audited or reviewed financials in PDF format to this proposal application. Your proposal application will be considered incomplete until the appropriate financial documentation is provided. By submitting a proposal application you agree to share with the Federal Reserve information regarding connections that were made with funders regarding the proposal or other work your organization conducts that was identified by a funder that used the Investment Connection platform. After you submit a proposal application, we will follow up with you to see if Investment Connection was helpful with your informational and business needs.

**Upload your most recent audited or reviewed financials**

**(for internal uses only)**

Financial Statement and Single Audit Report 2017-2018.pdf

V. Other Supporting Documentation - You may submit a photo (jpeg) and/or a video (mp3 or mp4) that helps describe your proposal. (information available to funders)



**Upload a picture or video that helps describe your proposal or organization**  
(information available to funders)

**Upload additional picture or video**  
(information available to funders)

COSSMA Strategic Plan - HRSA - 2 DE JUNIO.pdf

**Add any additional links to supporting documentation**  
(information available to funders)

VI. Disclaimer - The Federal Reserve Banks do not endorse or make any representations as to the propriety or suitability of organizations, investments or programs listed. Organizations should perform their own due diligence before engaging in any transactions with these entities to ensure that any such transactions meet the organization's objectives.