

Charlotte-Mecklenburg Housing Coalition Meeting
Crisis Assistance Ministry
500-A Spratt Street
December 14, 2010, 3:00 p.m. – 5:00 p.m.

AGENDA

Meeting Goals:

- Begin the process for goal setting with information on the Ten Year Plan (TYP)

3:00 p.m.	Welcome	Mike Rizer
3:10 p.m.	Housing Locational Policy Status Report	Pam Lopez
3:20 p.m.	Beginning to Understand the TYP	Vi Lyles Pat Mumford Stacy Lowry Charles Woodyard
	Best Practices - TYP	Lori Thomas
4:00 p.m.	Break-out Discussion	Pat, Stacy, Charles
	Discussion questions:	
	1. What is the policy challenge in the TYP?	
	2. What are the strategies for government – City, County and Authority – collaboration on the TYP?	
	3. What are the strategies for the coalition to build community partnerships?	
	4. What would you recommend as the TYP goals for the Coalition in the next 12 months?	
4:40 p.m.	Break-out Reports	Pat, Stacy, Charles
4:50 p.m.	Wrap-up and next steps	Mike

Next Coalition Meeting

Thursday, January 27, 2011

7:30 a.m. – 9:30 a.m.

Neighborhood & Business Services Office

Old City Hall

600 E. Trade Street – Wilmore Conference Room

Charlotte, NC 28202



MECKLENBURG COUNTY

Mecklenburg County Role in Ending and Preventing Homelessness

The County's 2015 Vision that Mecklenburg County will be a community of pride and choice for people to LIVE, WORK and RECREATE focuses on increasing citizen self-sufficiency by supporting and investing in a continuum of systematically coordinated services that help people transition from various levels of dependency to more independent status and improved well being and encouraging community and private collaborations and investments in early intervention initiatives, temporary support services and developing affordable housing.

County's Role: Convener, Service Provider and Funder

Mecklenburg County Area Mental Health, Developmental Disabilities and Substance Abuse Services

AMH is the Local Management Entity (LME) that oversees and monitors services offered by community of providers. Through a U.S. Department of Housing and Urban Development grant, Area Mental Health administers the Shelter Plus Care Program which is designed to offer long-term rental-based assistance to homeless people with mental illness, addiction or HIV/AIDS. Over 200 individuals are being served in this program.

Mecklenburg County Community Support Services Department

The CSS Homeless Support Services (HSS) Division offers services to persons living in Mecklenburg County who are homeless or at great risk of homelessness. The mission of Homeless Support Services is to fill a gap in the local Continuum of Care of Homeless Services by providing outreach, engagement, comprehensive assessment and referral services; and to assist clients in developing a plan of action that moves them toward self-sufficiency. A five-member team is co-located throughout the community at vendor agencies, including The Men's Shelter of Charlotte, The Salvation Army Women's Shelter, Crisis Assistance Ministry, A Child's Place, and The Urban Ministry Center. HSS also takes the lead in the biannual Point In Time Count which collects data on the number of homeless individuals in Mecklenburg County.

HSS Services

- Comprehensive assessment of service needs
- Short term case management services
- Service plan and assignment to key agencies providing services
- Entry of client information into interagency database
- Housing placement assistance (temporary, transitional or permanent)

There are other County departments whose services reach homeless individuals but are not specifically targeted to the homeless. These services are primarily provided to individuals, families and children based on eligibility with federal program guidelines. Those departments include the Department of Social Services, the Health Department and the Provider Services Organization.

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Mecklenburg of Social Services

County Department

The DSS Economic Services Division administers federal and state-mandated programs for eligible families.

- Public Assistance Eligibility – Intake/case management for Work First, Medicaid, Food Stamps and low-income energy assistance program.
- Work First Social Work – Life skills/job training and childcare subsidy for eligible families.
- Medicaid Related Payments – Pass through funding of federal/state mandated financial assistance programs such as Special Assistance to the Aged, Blind and Disabled.

Mecklenburg County Health Department

The Health Department offers many wellness, testing and education programs to improve individual health and that of our community.

- The Women, Infant, & Children (WIC) program provides food for eligible pregnant women and children up to five years of age and formula to infants
- Free sexually transmitted disease, HIV, and tuberculosis testing and outreach
- Pregnancy testing and women's health service on a sliding fee scale
- School Health case management of homeless children with chronic illnesses

Mecklenburg County Provider Services Organization

- Provides evidence based adult substance abuse treatment services at the Men's Shelter of Charlotte and the Salvation Army Women's Shelter as well as through the Jail Diversion Program for individuals who are homeless and in need of treatment

Mecklenburg County Homeless Vendors

- Salvation Army Women's Shelter (\$162,500) - Funding supports shelter for women and children, job readiness education and training, mental health and substance abuse counseling, domestic violence screening, referral and linkage to other community programs toward resolving homelessness.
- Men's Shelter of Charlotte, Inc (\$382,364) - Funding supports shelter for homeless men, including counseling for mental health and substance abuse issues and assessment of other issues which contribute to homelessness. Clients are linked with appropriate community agencies toward resolving homelessness. Case management services are offered to assist the client in taking steps to end their homelessness.
- Charlotte Emergency Housing (\$130,000) - Services include short term housing, on-site child care, counseling and case management services to assist the family to move to more permanent stable housing.
- St. Peters Homes/McCreesh Place (\$178,640) - McCreesh Place provides housing for formerly homeless persons with mental illness and addiction issues. Services include counseling, access to mental health and substance abuse programs and services, case management, and linkage to appropriate community agencies to support long term recovery from homelessness.

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- The Relatives (\$225,000) - The Relatives provides short term shelter for homeless and runaway youth ages 7-17. It offers a safe environment and counseling to assist the youth and family through a crisis and to avoid homelessness.

Domestic Violence Protections & Prevention Vendor

- United Family Services (\$651,330) - UFS provides the services for the Shelter for Battered Women's shelter and crisis intervention. UFS also administers the motel back up program for overflow admissions to the shelter.

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City of Charlotte Role in Ending and Preventing Homelessness

The City's Housing Policies focus on preserving the existing housing stock, expanding the supply of low and moderate-income housing and supporting family self-sufficiency initiatives.

City's Role: Policy Maker, Funder, and Convener

Homelessness Prevention and Rapid Rehousing (Stimulus Funded)

- Program serves households currently homeless or at risk of becoming homeless
- Intent is to serve persons who can remain housed after temporary assistance ends
- Services delivered through Project Hope: Crisis Assistance Ministry, WISH and Foundation For The Carolinas (FFTC)

Housing Trust Fund

- Established by Council in 2001 to provide gap financing for affordable housing
 - Council requested priority be given to projects serving 30% or less of AMI
- Fund has received \$67.3 million in funding since inception
 - Bonds issued through City's general fund
 - \$15M just approved by voters

Locational Policy

- Policy establishes permissible and priority areas for the development of new multi-family rental housing that receive public funds for households earning 60% or less of AMI

Housing Rehabilitation

- Provides low interest loans and grants to homeowners to assist in the rehabilitation of homes. City also provides inspections, bidding and construction management.
- Serves households earning up to 80% of the area median income.

Housing Support Services

- City contracts with Crisis Assistance Ministry in the amount of \$380,000 annually for homeless prevention programs.

Emergency Rental and Utility Assistance

- Helps prevent evictions and homelessness. Tenants agree to a resolution plan and landlord agrees not to evict the tenant.
- Assists residents with utility assistance to assist them in remaining in their homes.

Relocation

- Program provides housing support (rental and relocation Assistance) for displaced families due to code enforcement or other government action.
 - City contracts with the Charlotte Housing Authority to house persons displaced through code enforcement.

Housing Opportunities for Persons with HIV/AIDS

- Provides housing assistance & supportive services for low-income persons with HIV/AIDS. Funds are used for rental assistance emergency housing and operating support. Program is administered by the Regional HIV/AIDS Consortium. City receives \$714,000 annually from HUD. Program serves Mecklenburg, Anson, Cabarrus, Gaston, Union and York Counties.

Emergency Shelter Grants

- Provides funding for conversion, renovation and rehabilitation of homeless shelters, operating funds for homeless shelters, essential services and homeless prevention. City receives \$206,926 annually from HUD through the ESG program.



Charlotte Housing Authority

Charlotte Housing Authority

More than Shelter – 10 Year Implementation Plan to End and Prevent Homelessness

CHA Mission and Goals

The Charlotte Housing Authority's mission is to lead, develop and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing. The Authority's strategic goals are to:

- Provide the greatest number of viable and affordable housing solutions from homelessness to permanent housing through sustainable strategic partnerships.
- Maximize economic, physical, and social value of CHA real estate portfolio.
- Ensure the Authority's long-term financial viability.
- Provide high quality, cost effective real estate services that integrate client families into the community's mainstream.
- Create an environment that encourages client families to reach their highest potential.

CHA Position on Homelessness

CHA has actively participated with strategic partners, in several developments that target homeless men, women, and those at risk of becoming homeless. These developments include McCreesh Place II with St. Peter's Homes, Inc., Moore Place with the Urban Ministry Center, and Hampton Creste (a transitional family project) with the Salvation Army.

While this is a good beginning, a recent study commissioned by the Authority and conducted by UNC Charlotte indicates there are over 4,000 homeless individuals and over 12,000 people who are couch homeless (those living with family or friends without entitlement). Any one of these individuals is precariously positioned and one step away from street homelessness.

The strategies for homeless men are clearly different than those for families. Moore Place and McCreesh Place are SRO or efficiency unit developments that meet the needs for single men - Hampton Creste is a garden apartment community for families. Success for both of these models depends on a combination of upfront capital assistance, supportive service delivery/funding, and long-term rental subsidies. The key to successful strategies for both is coordinating the capital contributions, the supportive services and the subsidies in the planning and execution phases of the developments. In other words, all three funding sources must work in tandem toward an agreed upon goal.

Location: Family sites must be located in areas that provide access to public transportation, shopping, jobs and quality schools (i.e., Hampton Creste). It is also important that they integrate into and benefit directly from the residential fabric of the neighborhood. Children do not benefit from isolation. Family sites may benefit from special zoning designations.

Sites for single men must also be located in areas that provide access to public transportation, shopping and jobs but more thought must be given to their compatibility with the surrounding neighborhood. These sites require more security measures onsite that control access to the developments and consequently, they are less physically integrated into the surrounding neighborhood.

Funding: As stated earlier, the funding sources for acquisition, rehab, new construction, operations and supportive services must be coordinated and established as a joint initiative aimed at a common goal. This means that the local legislative bodies and agencies will need to develop a comprehensive housing fund for the homeless that incorporates all three facets of development.

Research: The community should also develop a strategy for preventing homelessness based on the specific market forces that face Charlotte and proven strategies that have been tested in the industry.

CHA Facts and Figures

The Charlotte Housing Authority's initiative "Moving Forward" is designed to improve housing and support services for our current clients. By pursuing partnerships with key agencies, we will provide these services and give our clients the resources they need to become self-reliant and no longer need CHA assistance. The initiative's main goal is to promote employment and self-reliance. Our hope is that by helping our clients in this way, they will move out of our properties or no longer need voucher assistance sooner so that more families in need can be helped. With the current state of the economy, it is crucial that we invest in our community now and reach out to those who are in need of a safety net.

CHA provides housing in mixed income housing developments, section 8 voucher program, and assisted or low income housing developments.

Mixed income housing is increasingly becoming the preferred model for providing affordable housing. The concept is to de-concentrate individuals who earn lower incomes and to assist those families in maintaining a residence in a community that serves various income levels. Families can find housing that is subsidized by the Authority discretely entrenched in higher income neighborhoods. The U.S. Department of Housing and Urban Development's HOPE VI program and the Tax Credit Program are examples of financial vehicles that have helped the Charlotte Housing Authority succeed at mixed income housing development. CHA's ability to successfully construct mixed income housing is tied directly to its positive public and private partnerships. The Authority has provided viable incentives for the private sector and local/ state government to invest in low-income housing.

CHA owns 3,342 public housing units which are also known as Conventional, Subsidized or ACC housing. There are 9-3 affordable housing units including tax credit – assisted units. 715 Market rate units, which includes units we will be converting to ACC & PBS8 but have not done so as of May 2010. Combined, 2,992 applicants are on a conventional public housing waiting list. There are 4,641 authorized section 8 vouchers, which includes 296 project-based vouchers where the subsidy is attached to a unit rather than a person or family. 521 portable vouchers exist in the portfolio. These are vouchers originally issued elsewhere but the voucher holder now lives in Charlotte. 2,343 individuals are on the section 8 wait list. The total of subsidized housing units in Mecklenburg County is 7,983. There are 19,581 people served in subsidized housing, which broken into categories include the following, seniors (62+) 1,429; Adults (18-61) 8,532; Children (0-17) 9, 620. The Charlotte Housing Authority is involved with fifty-one multi-family developments.

Resources:

Local Progress in 11 Ten Year Plans

(Chicago, IL; Columbus, OH; Denver, CO; Hennepin County, MN; New York, NY; Norfolk, VA; Portland, OR; Quincy, MA; San Francisco Bay Area, CA; Westchester County, NY; Wichita, KS)

http://www.endhomelessness.org/section/solutions/local_progress

Good...to Better...to Great: Innovations in 10-Year Plans to End Chronic Homelessness in Your Community (Interagency Council on Homelessness)

<http://www.ich.gov/slocal/Innovations-in-10-Year-Plans.pdf>

HEARTH – Section-by-Section Analysis (NAEH)

<http://www.endhomelessness.org/content/article/detail/2385>

Exemplars:**Columbus, OH**

Lead Organization – Community Shelter Board

<http://www.csb.org/>

The Columbus Model: Performance Measurement & Evaluation

<http://www.endhomelessness.org/content/article/detail/3466>

The Columbus Model: Becoming a Data Driven System

<http://www.endhomelessness.org/content/article/detail/3463#download>

FY2010 – FY2011 System Evaluation Methodology

<http://www.endhomelessness.org/content/article/detail/3545>

Columbus Program Performance & Evaluation Measures List

<http://www.endhomelessness.org/content/article/detail/3541>

Denver, CO

Lead Organization – Denver’s Road Home

<http://www.denversroadhome.org/index.php>

Request for Proposals that Outlines Phase One of Evaluation Plan

http://www.denversroadhome.org/files/RequestForProposals_evaluation.pdf

Hennepin County, MN

Lead Organizations – Hennepin County Office to End Homelessness; Hennepin County Housing and Homeless Initiatives Department; Hennepin County Housing, Community Works, and Transit Department

<http://hennepin.us/headinghomehennepin>

<http://headinghomeminnesota.org/hennepin/>

Performance Based Contracting: Hennepin County by Marge Wherley

<http://www.endhomelessness.org/content/article/detail/1247>