



The Right Place For Housing and Support

2021 Southern Conference on
Homelessness and Housing
The Pathway Home: Systems Change to
Transform Lives
October 6-8, 2021

The Journey to Housing for Those Who Are Struggling with Homelessness

Presented by:
Lori Floyd, Executive Director
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ESG Program Director



Training Objectives

- Introduce The Right Place mission statement, programs, and services
- Recognize the components of a Housing First Approach to housing
- Describe homelessness in Alabama and HCNEA Point In Time Count (2020)
- Develop knowledge of developing community plans for homelessness
- Identify the homeless demographics during COVID-19 sheltering
- Examine the costs associated with utilizing Emergency Hotel Vouchers
- Categorize the Emergency Hotel Voucher Outcomes
- Identify components and the cost of Rapid Re-Housing
- Offer The Right Place plan and vision for the future



The Right Place Mission Statement

To develop and operate housing facilities, housing programs, and related supportive services to provide low-income and homeless persons safe and affordable housing options.



The Right Place Programs & Services

- Permanent Supportive Housing – 5 cottages & 1 duplex (HOME Funds)
 - Homeless Prevention and Rapid Re-housing Assistance and Emergency Hotel Vouchers (Emergency Solutions Grant)
- TBRA – Tenant Based Rental Assistance (HOME Funds – Anniston)
 - Emergency Rental Assistance

The Right Place Programs & Services

- HOPWA - Housing Opportunities for Persons with AIDS
 - Mental Health First Aid
 - Alabama Healthcare Navigator
- Emergency supplies (snacks, clothing, sleeping bags, backpacks, tents and hygiene items)
 - Bus tickets

What is Housing First?

Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements. Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals prior to permanent housing entry.



Premises of Housing First

- Homelessness is first and foremost a housing crisis and can be addressed through the provision of safe and affordable housing
- All people experiencing homelessness can achieve housing stability in permanent housing. Some may need very little support for a brief period-of-time, while others may need more intensive and long-term supports

Premises of Housing First

- Everyone is “housing ready.” Sobriety, compliance in treatment, or even criminal histories are not necessary to succeed in housing. Rather, homelessness programs and housing providers must be “consumer ready”
- People experiencing homelessness have the right to self-determination and should be treated with dignity and respect

Premises of Housing First

- The exact configuration of housing and services depends upon the needs and preferences of the population
- Many people experience improvements in quality of life, in the areas of health, mental health, substance use, and employment, as a result of achieving housing

(U.S. Department of Housing and Urban Development, 2021)

Homeless Statistics in Alabama

- As of January 2020, Alabama had an estimated **3,351** experiencing homelessness on any given day
- Of that total, **267** were family households, **329** were Veterans, **175** were unaccompanied young adults (aged 18-24), and **503** were individuals experiencing chronic homelessness

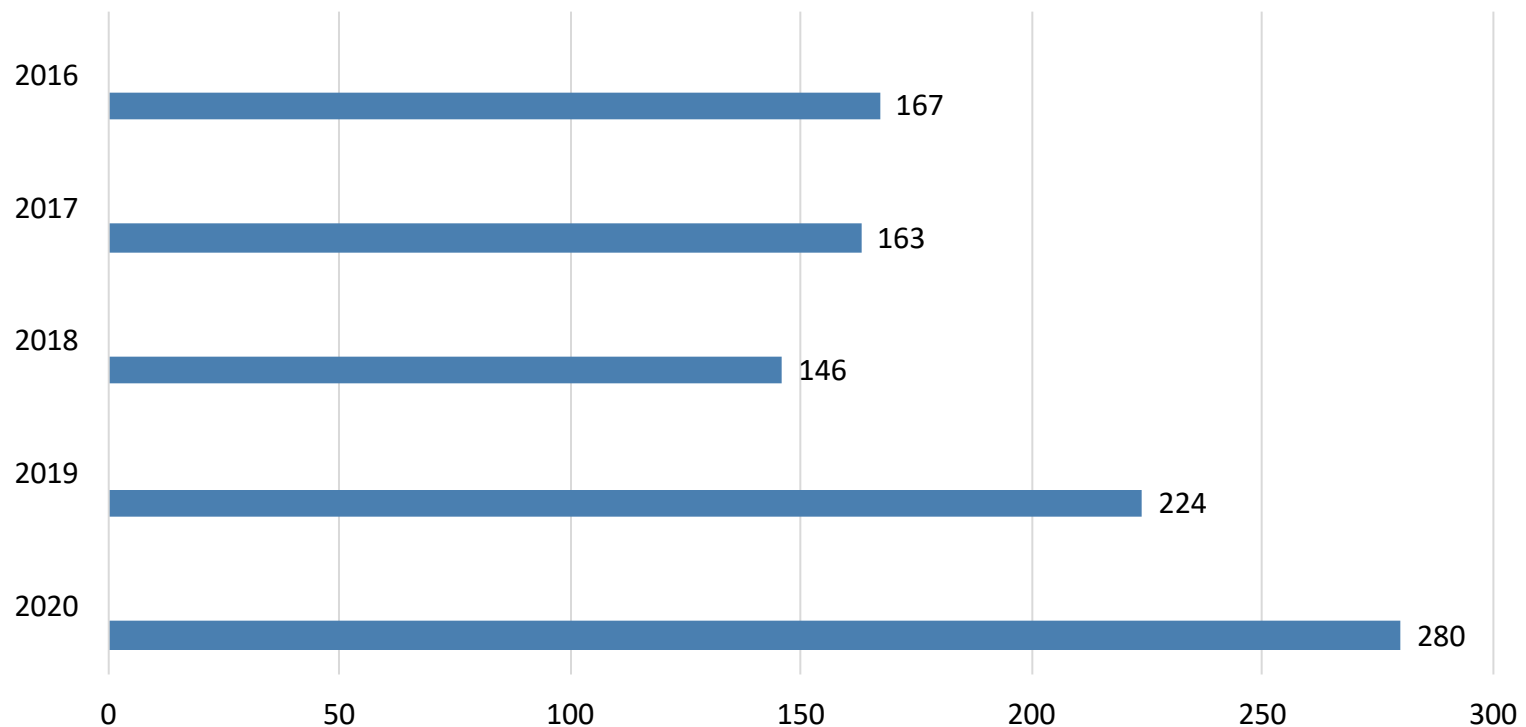
(United States Interagency on Homelessness, 2021)



Homeless Statistics

Homeless Coalition of Northeast Alabama

2020 Point-in-Time – Overall Homelessness



U.S. Department of Housing and Urban Development, (2021)



Homeless Services in Calhoun County

1. The Right Place

- Housing – ESG, TBRA, HOPWA
- Permanent Supportive Housing – Cottages & Duplex
- Sleeping bags, snacks & hygiene products
- I.D.'s, birth certificates, bus tickets, clothing

2. Interfaith Ministries

- “Open Door” program (mail, phone, showers, snacks)
- I.D.'s, birth certificates, bus tickets
- Rental and utility assistance

3. United Way of East Central Alabama

- 211 Connects Alabama
- Subgrantee ADECA Emergency Solutions Grant

4. St. Michael's Medical Clinic

- Free medical services & referrals

5. Soup Bowl

- Free lunch 5-days a week

6. All Saints Center of Concern and Community Enabler

- Food and clothing
- Financial assistance



Homeless Services in Calhoun County

7. Faith based ministries

- Food, clothing, snack bags, and hygiene bags
- Donations
- Household goods

8. Calhoun County and City Schools

- McKinney-Vento Homeless Assistance Act ensures the educational rights and protections of children and youth experiencing homelessness

9. City of Anniston

- Seasonal warming station

10. 2nd Chance

- Domestic violence shelter
- Transitional housing

11. Veteran's Administration

- Clinic
- Housing

12. Family Services Center of Calhoun County

- Referrals
- Victims of Crime Counseling
- Financial literacy
- Parenting Classes



What Service is Missing?

Calhoun County does not
have a homeless shelter.

Alabama Issues a Mandatory Stay at Home Order

- Governor Kay Ivey issued a Stay at Home order to be applied statewide. The order began on Saturday, April 4, at 5:00 p.m. and expired on Thursday, April 30, 2020 at 5:00 p.m.
- Every person is ordered to stay at his or her place of residence

How do you Quarantine When you Don't Have a Home?

- **Where do they stay?** The community doesn't have an emergency shelter
- **How do they get food?** The unsheltered homeless lost access to services providing life sustaining services (food, water, clothing)
- **How do we inform and educate?** Communication - inform the homeless of the spread of the novel coronavirus that causes COVID-19
- **Is there an emergency response plan?** The community doesn't have an emergency shelter so a plan is developed with community partners including both housing and health



The Community Plan

1. Funding for the plan
2. Identify the needs of the homeless
3. The Right Place is the lead agency
4. Develop community partnerships
5. Utilize hotels temporary shelter
6. Referral and case management
7. Food & basic care needs
8. Medical/mental health needs

Funding for the Community Plan

- Emergency Solutions Grant (ESG) funded by the U.S. Department of Housing and Urban Development (HUD) and administered by Alabama Department of Economic and Community Affairs (ADECA)
- \$300,000 ESG Grant - United Way of East Central Alabama (subgrantee), The Right Place for Housing and Support, and Interfaith Ministries

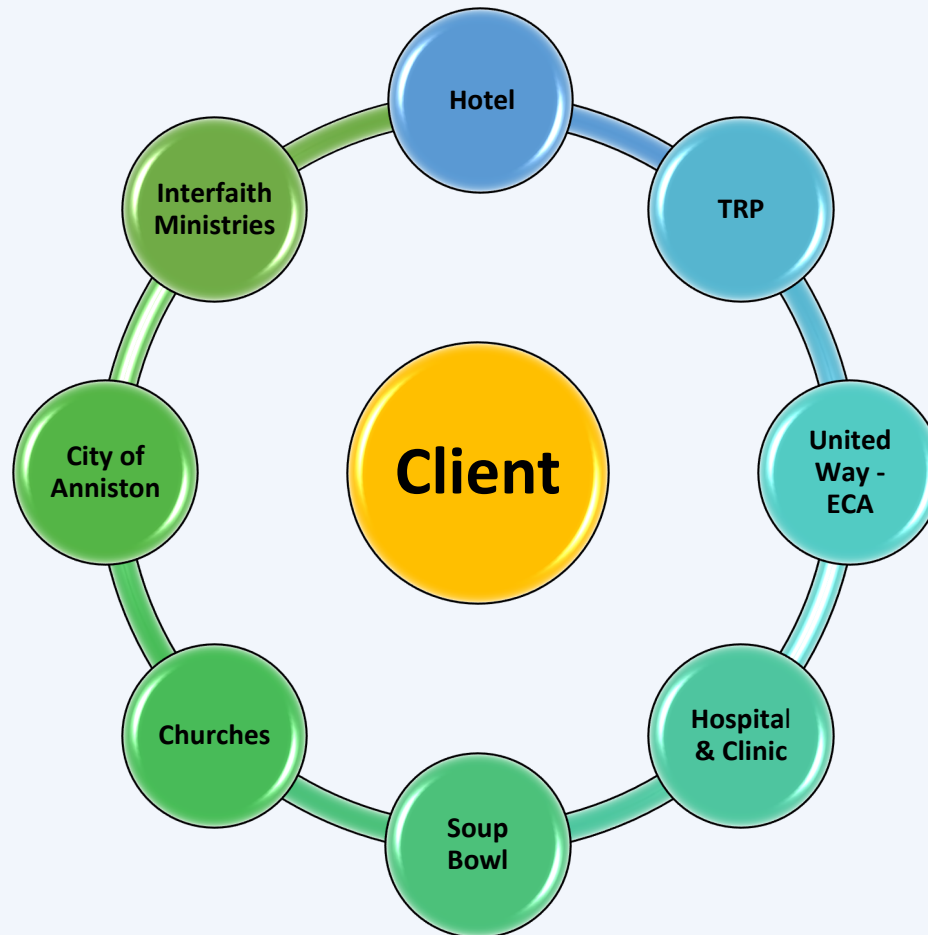
Role of The Right Place

- Designated as the lead agency
- Referrals from community agencies (nonprofit and faith-based)
 - Identify homeless needs
- Build on existing partnerships with area hotels
 - Develop network community partners
 - Intake and need assessments
 - Case management
 - Discharge planning

Identification of Homeless Population Needs

- Housing
 - Food
 - Clothing
- Transportation
- Medical Care
- Mental Health
- Communication
- Case Management

Creating a Network of Community Partners



Meeting Needs Through Community Partnerships

Hotel

- Temporary housing
- Communicate with the TRP

**The Right
Place**

- Lead agency
- Funding
- Case Management
- Mental health

**United Way of
East Central
Alabama**

- Subgrantee ESG
- Planning
- 211

Housing is a right.

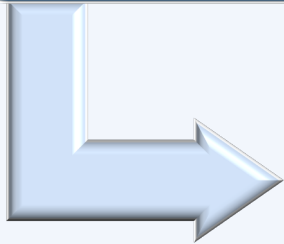


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Meeting Needs Through Community Partnerships

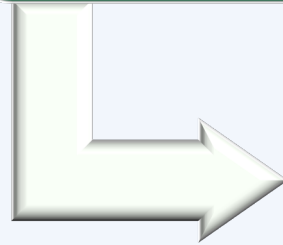
**Hospital and
St. Michael's
Clinic**

- Medical (testing & treatment)
- Mental health
- Prescriptions



Soup Bowl

- Free lunch (5 days week)



**Churches and
homeless
ministries**

- Volunteers
- Food (meals)
- Hygiene
- Clothing
- Donations

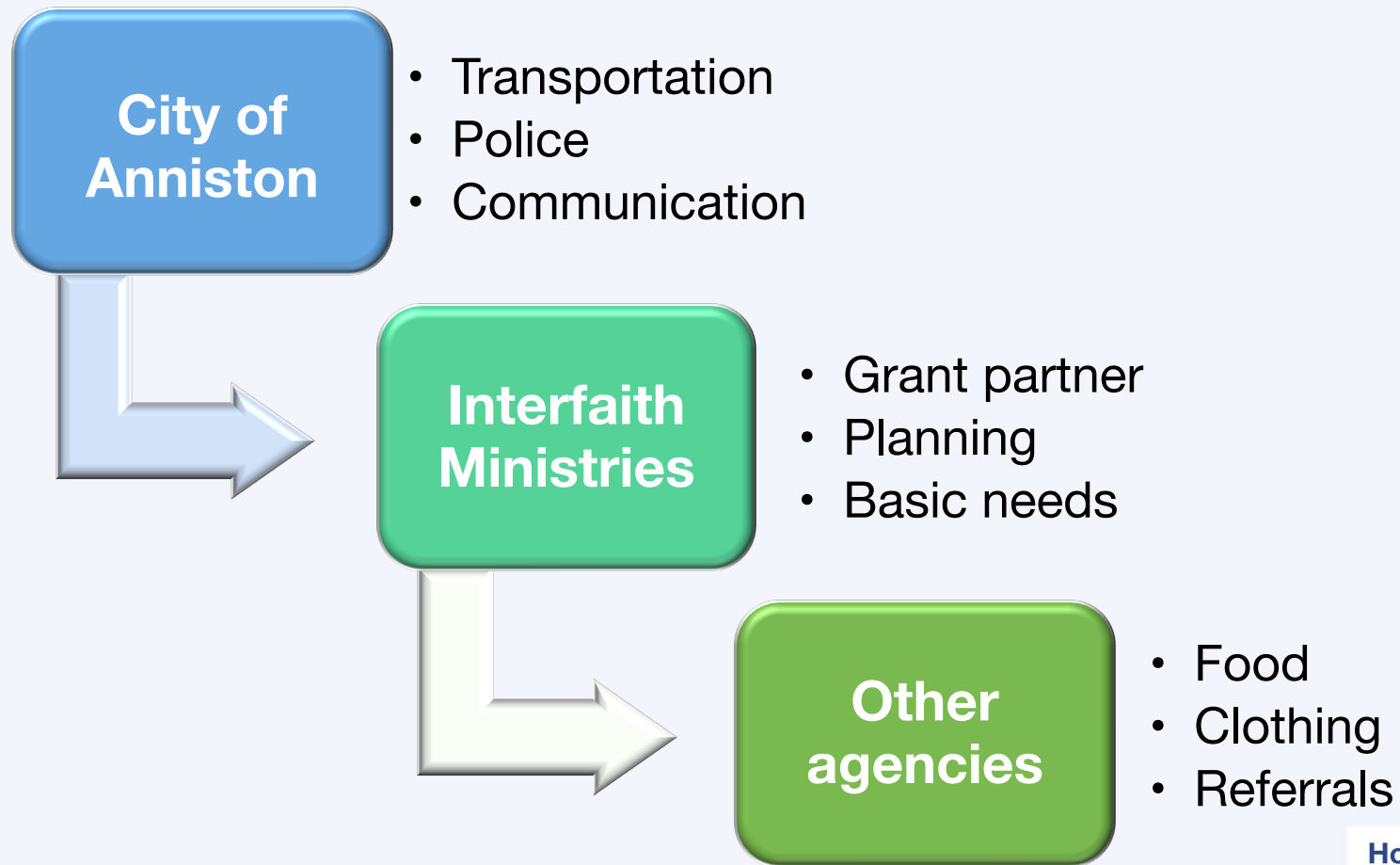
Housing is a right.



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Meeting Needs Through Community Partnerships



Food

Providing Meals

- 3 daily meals (special dietary needs)
- Restaurants donated meals or offered reduced rate
 - Soup Bowl - lunch
- Churches prepared meals
- Food boxes prepared and delivered

Other Considerations

- Rooms with microwaves and refrigerators
- Dishes, silverware and can opener
- Donations - networking via Facebook
- Volunteers prepared snack bags (700)
- Social distancing

Basic Care Needs

(hygiene, clothing and laundry)

Personal Hygiene and Clothing

- Bags prepared by volunteers
- Clothing items donated and/or purchased

Laundry

- \$4 to wash and dry
- Bags prepared with detergent, fabric softener and \$4 quarters
- Social distancing at the hotel



Medical/Mental Health Needs

Medical

- Teaching COVID-19 safety guidelines
- Provide education symptoms of COVID-19
 - Who to contact
- Preexisting or new medical conditions
 - Medication

Mental Health

- Preexisting mental health needs
- New mental health needs
- Screenings – The Right Place
 - Referrals



Case Management

Person Centered

- Teaching COVID-19 safety guidelines
- Meeting basic needs
- Referrals medical or mental health needs
- Collecting data (HMIS & agency)

Individual Plans

- Need assessments
- Connection to safety net programs
 - Communication
 - Housing
- Discharge planning



Exiting the Hotel

Discharge Plan

- Individualized
- COVID-19 safety guidelines
- Contact information
- Developed with each participant

Exiting Hotel

- Transportation
 - Housing
- Referred to Rapid Re-Housing
- Live with friends/family
 - Unsheltered
 - Sleeping in cars



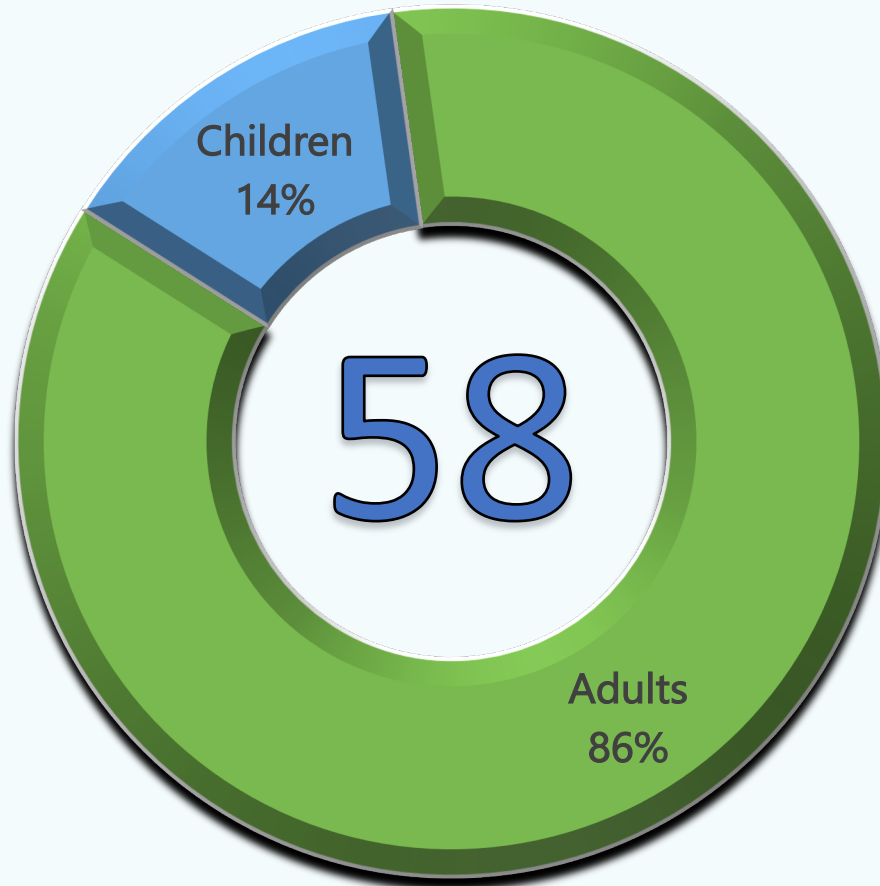
Part 2 – Evaluating the Plan and Rapid Re-Housing

Kathleen Chevalier-Waelti, LMSW

Evaluation Components

1. Number served
2. Demographics
 - Race
 - Gender
 - Family type
 - Age
 - Income
3. Length of time homeless
4. Discharge outcomes
5. Program costs

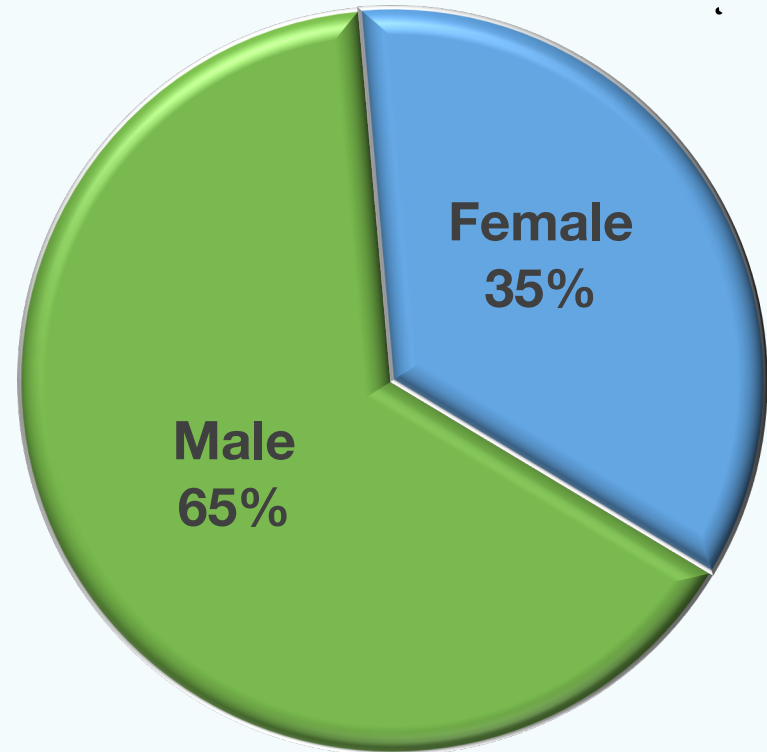
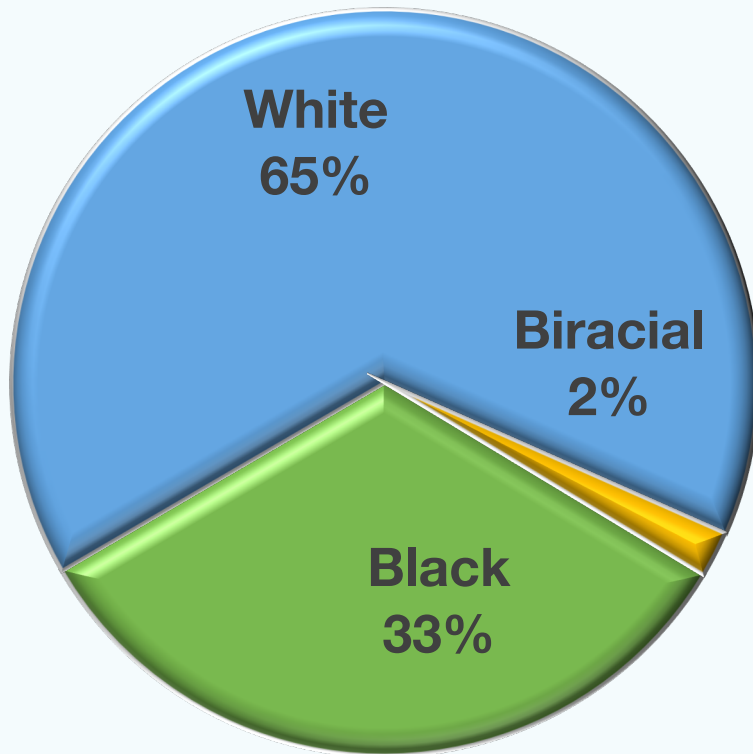
Number Served



- 40 Families
- 58 Individuals
 - 8 Children
 - 50 Adults

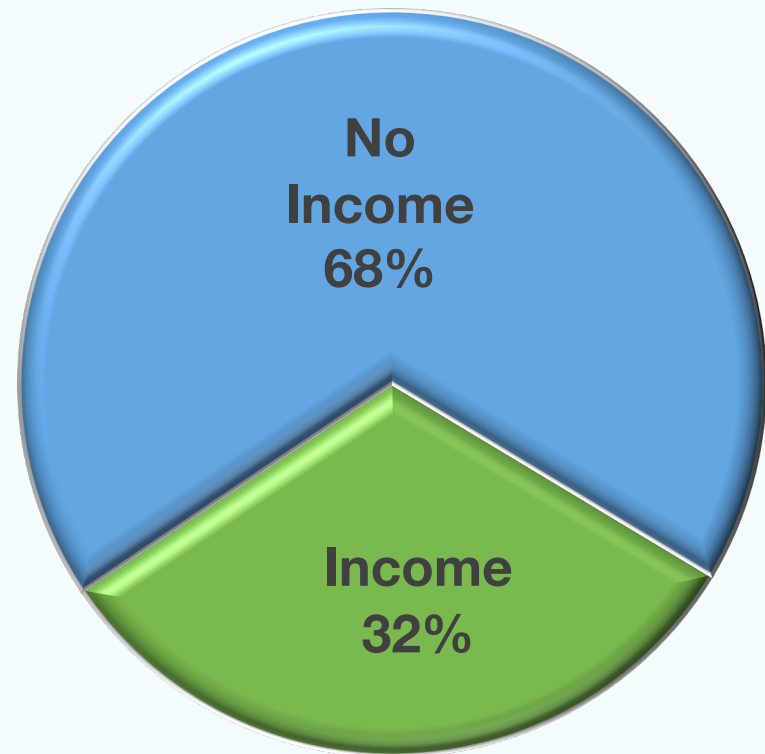
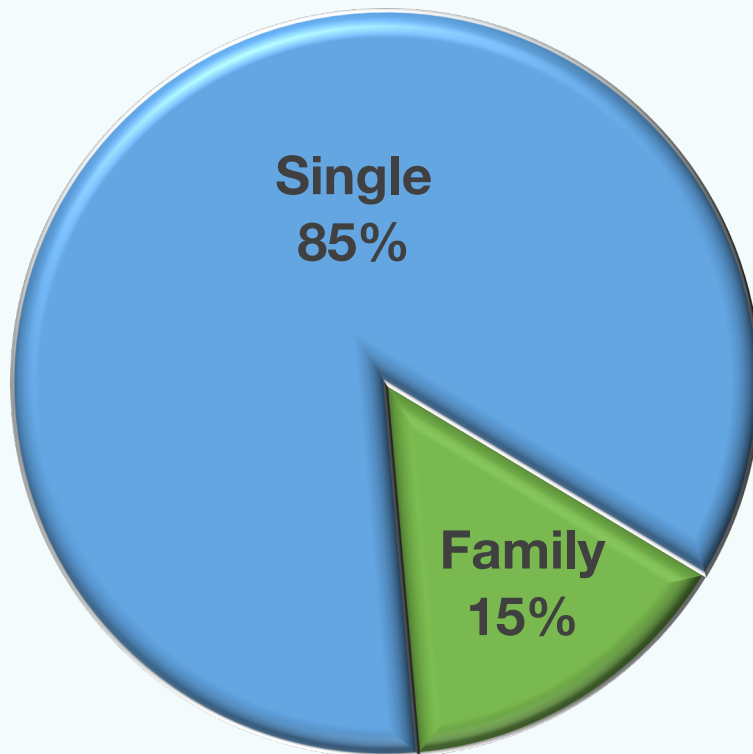
Population Served

Race and Gender



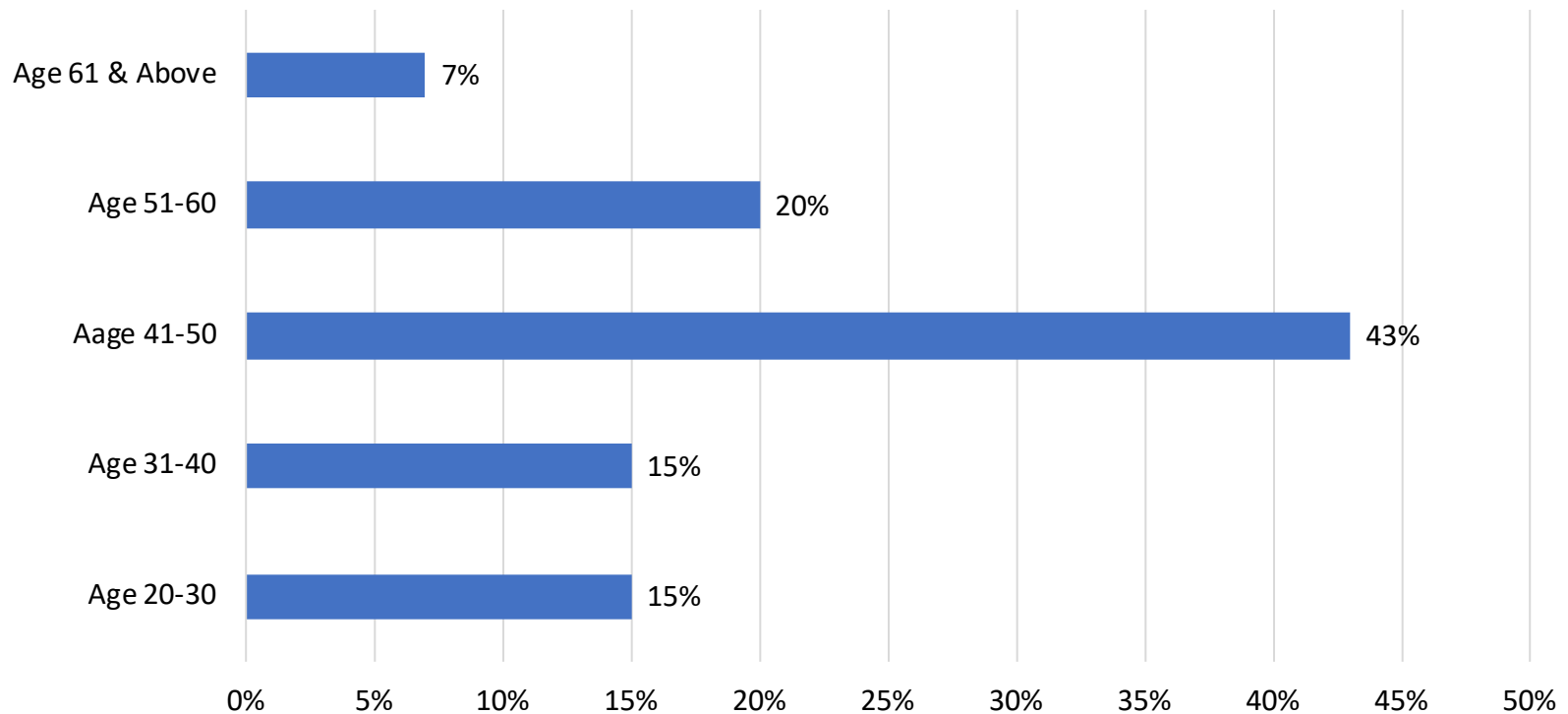
Population Served

Family Type & Income



Population Served Age

COVID-19 EMV - Age



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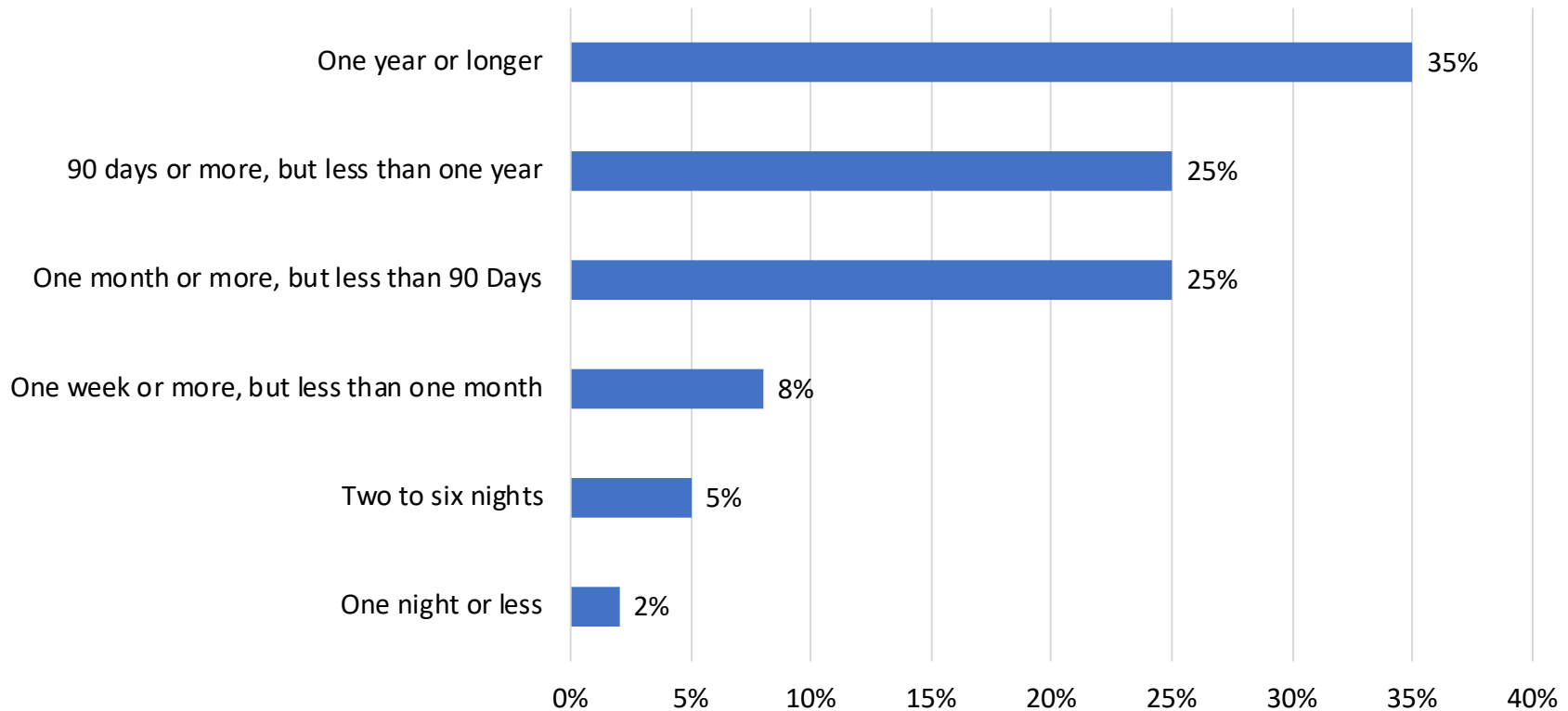


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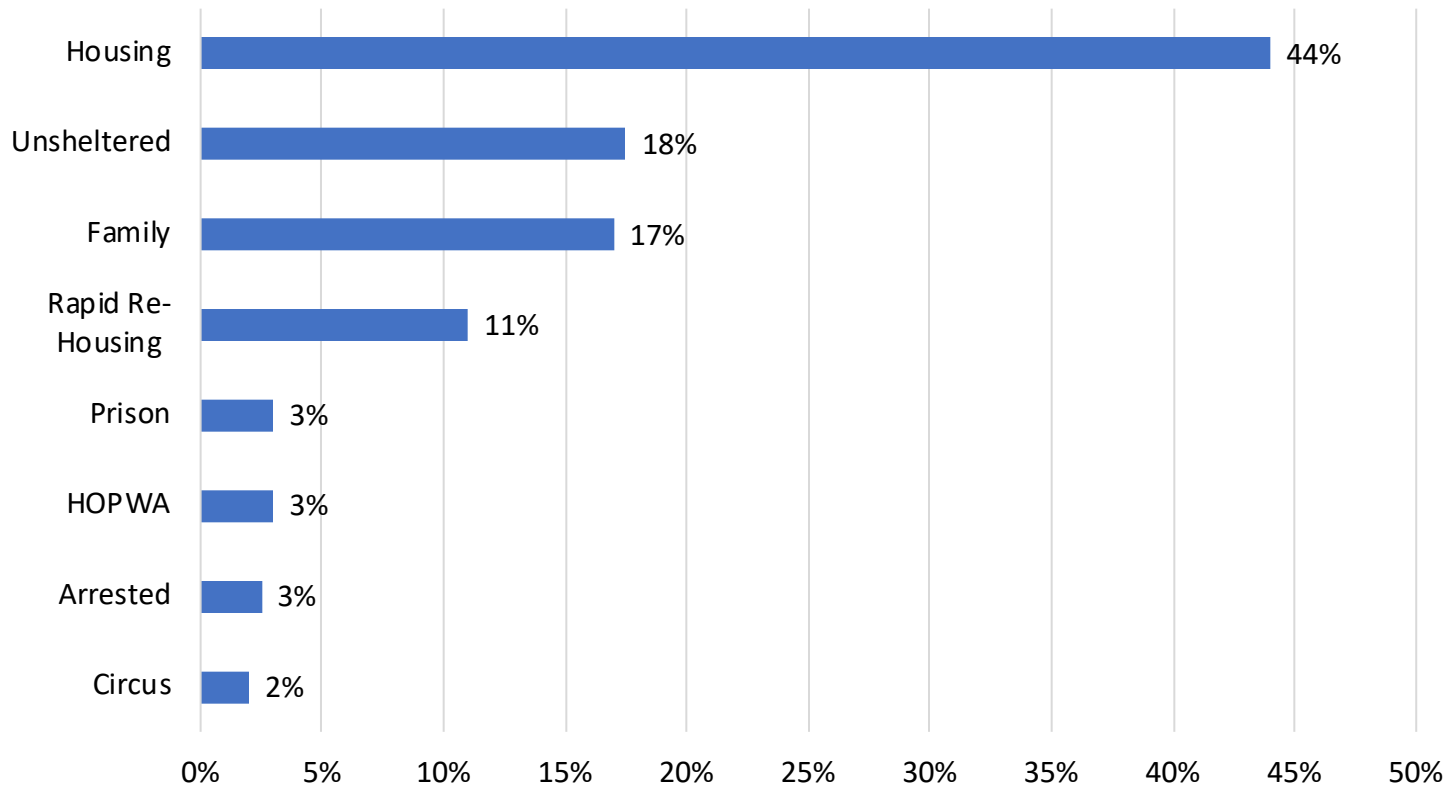
Length of Time Homeless

COVID-19 EMV – Length of Time Homeless

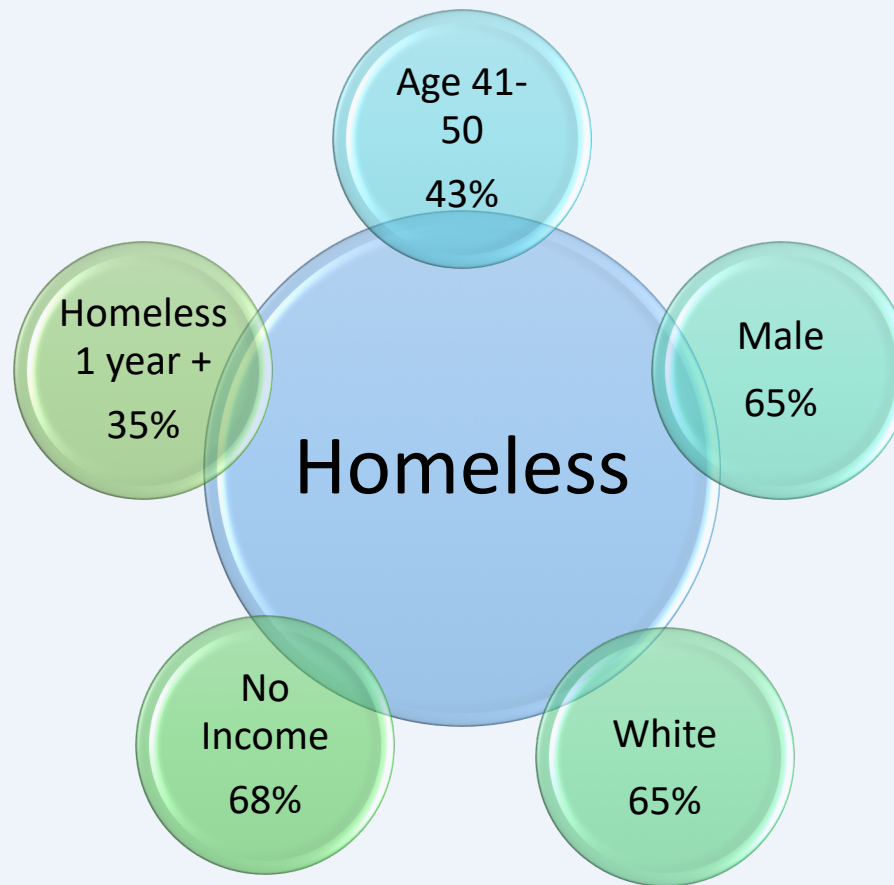


Program Outcomes

COVID-19 EMV - Exiting



Homelessness in Calhoun County (April 2020)



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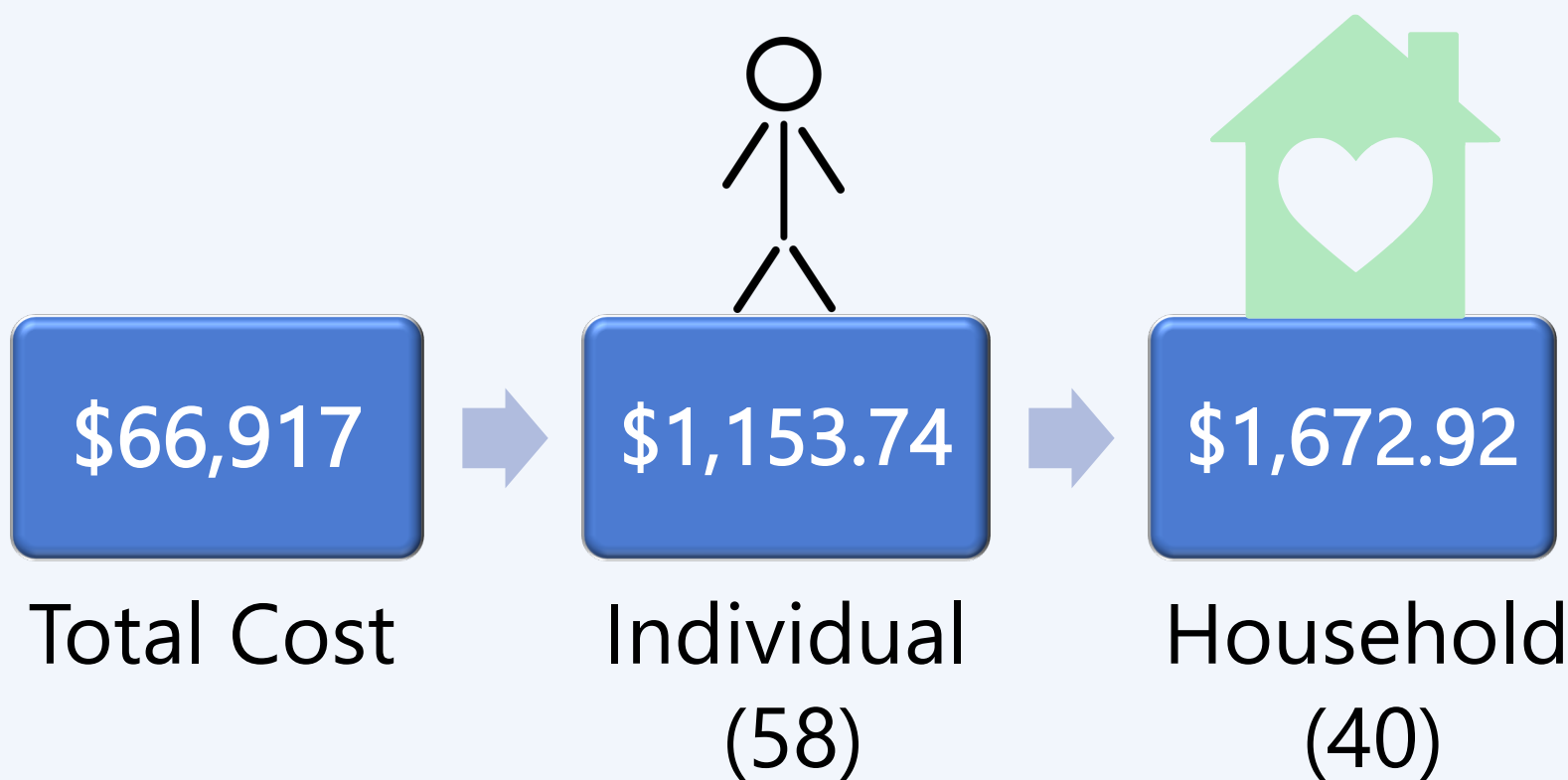


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Program Costs

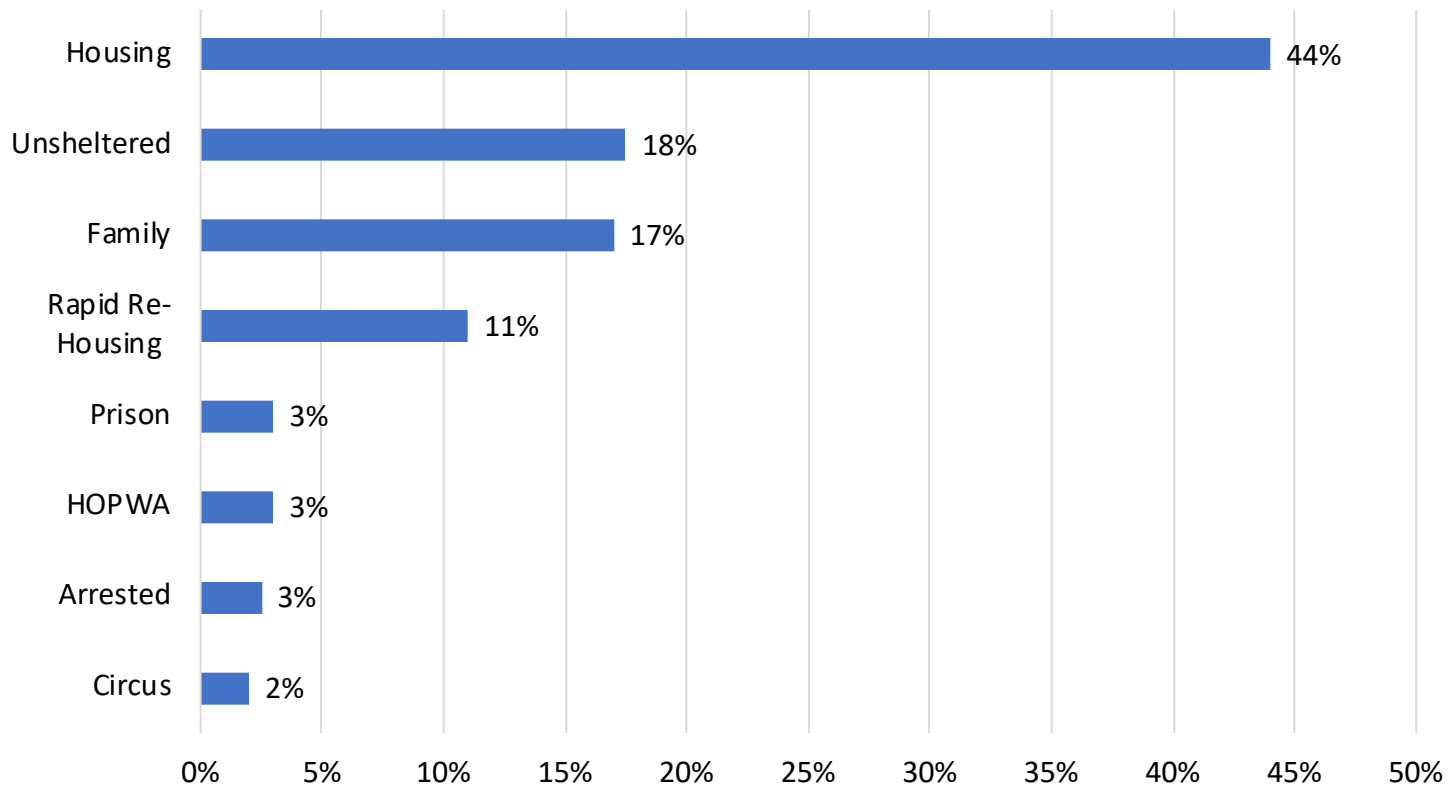


Program Costs



Program Outcomes

COVID-19 EMV - Exiting



Housing is a right.



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RAPID RE-HOUSING

WHAT IS IT?

Rapid re-housing (RRH) quickly ends people's homelessness by helping them find and move into a home in their community. Once back in housing, people are in a better position to address other challenges that may have led to their homelessness — such as finding a new job or attending to health issues.

The core components of rapid re-housing are:

- housing identification —
- flexible financial assistance —
- case management and services —



ESG Rapid Re-Housing

Core Components of Rapid Re-Housing

- Rapid re-housing is an intervention designed to help individuals and families to quickly exit homelessness and return to permanent housing
- Rapid re-housing assistance is offered without preconditions (such as employment, income, absence of criminal record, or sobriety) and the resources and services provided are typically tailored to the unique needs of the household
(End Homelessness, 2014)

WHO DOES IT HELP?



RRH is for veterans

Since 2012, U.S. Dept. of Veterans Affairs funding has provided RRH services **for more than 220,000 veterans**



RRH is for young adults

Since 2014, investment in RRH for youth has **increased 20x**



RRH is for families

Approximately **one-third of families** exiting homelessness receives rapid re-housing



RRH is for individuals

Capacity to serve individual adults with RRH has **tripled over the last three years**, but much more is needed

Rapid Re-Housing Housing Identification

- Recruit landlords to provide housing opportunities for individuals and families experiencing homelessness
- Address potential barriers to landlord participation such as concern about short term nature of rental assistance and tenant qualifications
- Assist households to find and secure appropriate rental housing

(End Homelessness, 2014)

Rapid Re-Housing

Rent and Move-in Assistance

- Application fees
- Security deposit
 - Rent
- Utility arrears
- Utility deposit
 - Utilities
- Moving cost

Rapid Re-Housing Case Management

- Engage participants in **voluntary** case management and service participation
- Case plans are focused on addressing **barriers to housing retention**
- Case managers use a **strengths-based** approach
- Help participants **build a support network** outside of program and connect with community resources and service options that continue beyond program's duration

(National Alliance to End Homelessness, 2021)

WHAT ARE THE RESULTS?

1

Families Are Homeless for Less Time

Families who use RRH exit shelter three months faster than those who don't

2

Re-housing Costs Go Down

The average rapid re-housing cost per stay, (\$6,578) is far lower than for transitional housing (\$30,336) or emergency shelter (\$16,829)

3

Families Stay Housed

Families who lease rental housing with RRH are significantly less likely to return to shelter than those who don't

4

Systems Become More Efficient

By quickly moving people back into housing, RRH reduces the bottlenecks that can prevent other households from getting the help they need.

Cost
Comparison
(Average Cost
per Stay)

Rapid
Re-Housing
\$6,578

Transitional
Housing
\$30,336

Emergency
Shelter
\$16,829

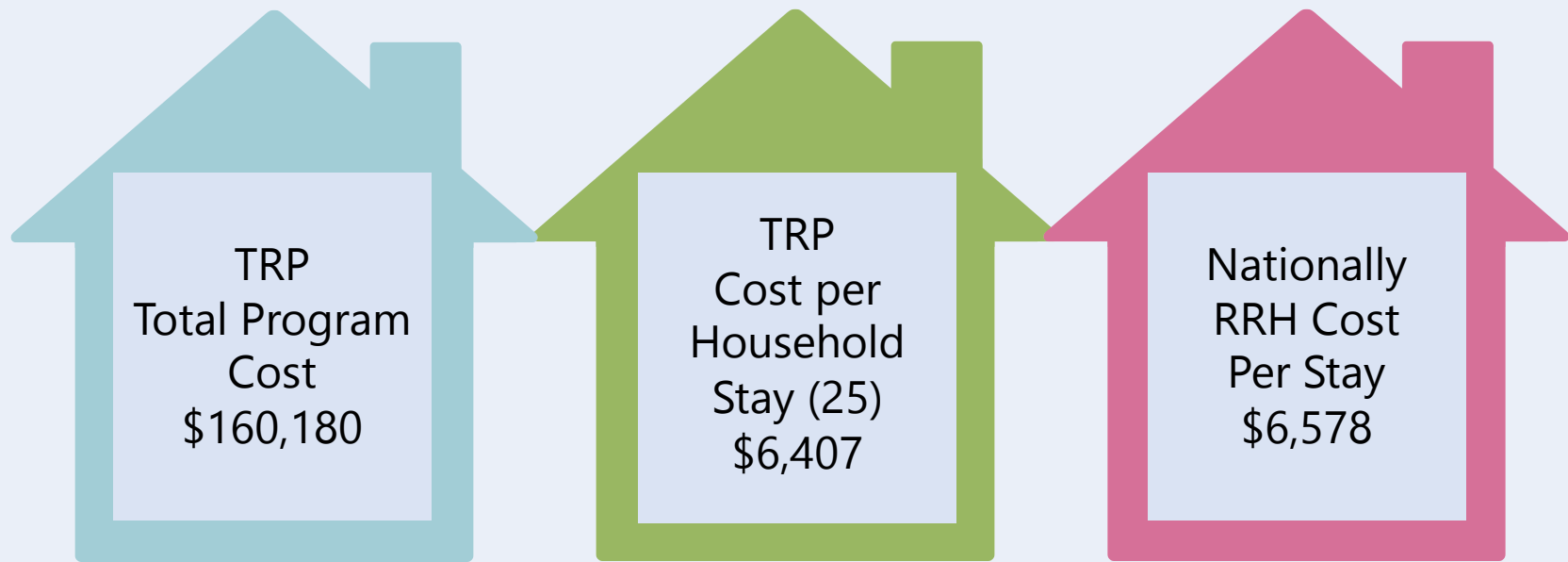
(Urban Institute,
2018)

Rapid Re-Housing Costs Per Stay

- In the Family Options Study, the average monthly cost of rapid re-housing, including financial assistance, staffing, and overhead, was \$880, significantly lower than transitional housing (\$2,706) or emergency shelter (\$4,819) (Gubits et al. 2016)
- The average rapid re-housing cost per stay (\$6,578) was also far lower than transitional housing (\$30,336) or emergency shelter (\$16,829) (Cunningham, Gillespie, and Anderson, 2015)



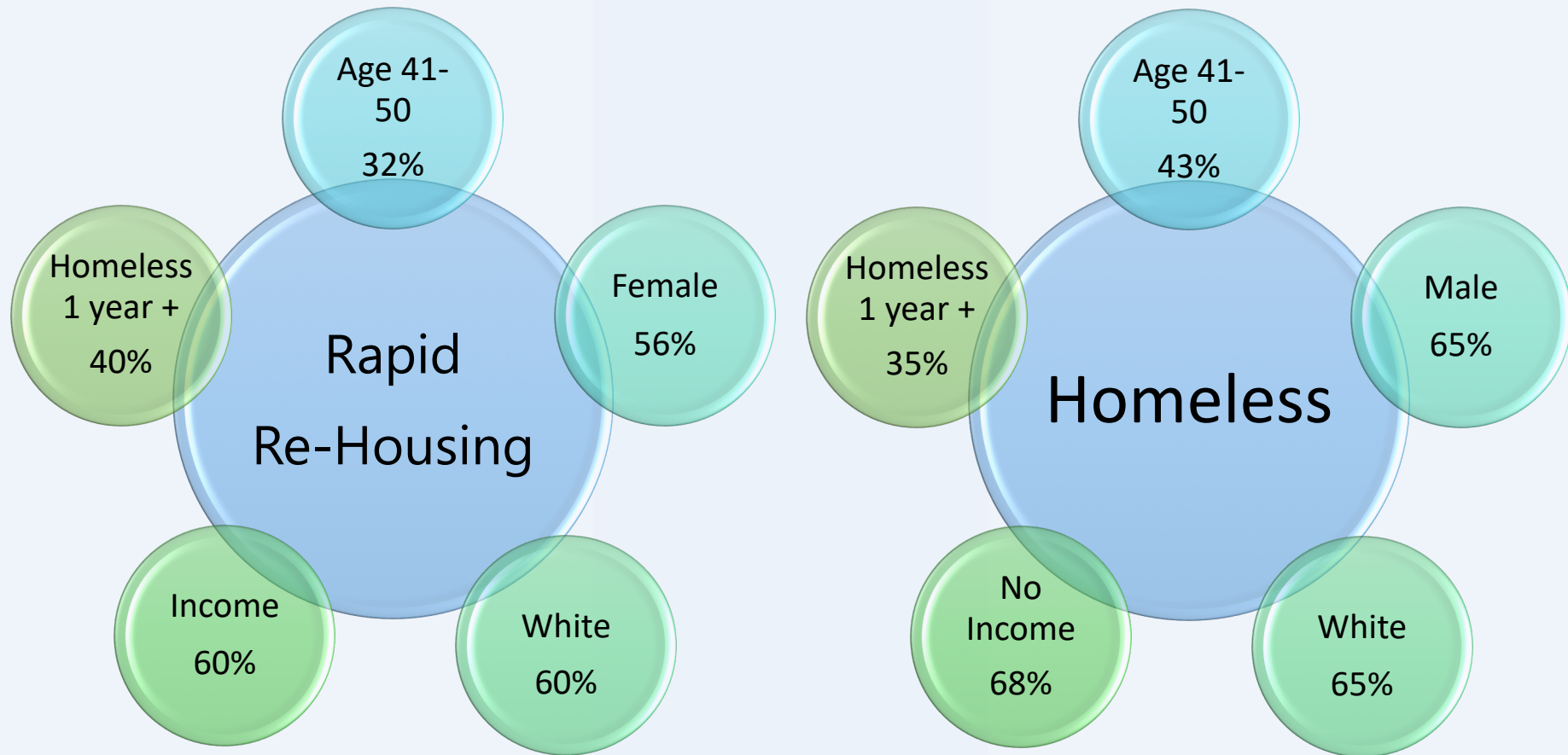
Rapid Re-Housing Cost Per Stay



(Cunningham, Gillespie, and Anderson, 2015)
(The Right Place ESG Expenses, 2021)



Rapid Re-Housing Calhoun County



Part 3 – Summary

Lori Floyd, Executive Director



Problems Associated With Having No Shelter

- Limited access to health care
- Problems getting enough food
 - Trouble staying safe
 - Violence
- Unsanitary living conditions
- Exposure to severe weather
- Development of mental health issues
 - Unemployment

Problems Associated With Having No Shelter

- In 2012, Shaun Donovan, the secretary of the U.S. Housing and Urban Development Department (HUD) stated that, "...between shelters and emergency rooms and jails, it costs about \$40,000 a year for a homeless person to be on the streets."(Caring Works, 2021)
- For the 2019/2021 Grant Year, The Right Place Rapid Re-Housing cost per stay was \$6,407.

Supporting Clients with a Severe Mental Illness

- Many of our clients are falling through the cracks of the system
- As professionals we struggle to maneuver through the system, so our clients have an even harder time and end up giving up
- Shortage of housing and support, forces people to continue to struggle with mental illness and homelessness



Housing Clients with a Severe Mental Illness

- Many of our clients are unable to maintain housing because of mental illness
- Many need continued support to remain housed
- Several of our clients are struggling with past trauma and need continued support
- Many clients need a closer connection to mental health services than the local community mental health can offer

The Vision For the Future

- The Right Place wishes to provide a program that offers housing and supportive services to those who are struggling with mental illness and homelessness
- This program would offer mental health case managers, counselors and a physician who would work to evaluate individuals and develop not only a housing plan but a plan to stabilize our clients with the hope of returning them to a more regular society

Workforce, Housing and Mental Illness

- With this program we plan to develop an apartment complex with a grocery store on the first floor
- All clients living in the units will have the opportunity to work in the store
- Each client will continue to receive case management and support to help hold them accountable for maintaining their job
- Clients will be evaluated to determine their job skills and the best location for employment



Supporting Housing First

- By providing housing to a population that is many times overlooked, this program will allow us to work on ALL of their limitations and find the best solution and outcome for each individual client
- Through this program we will be able to provide safe housing and job opportunities to many who have struggled with chronic homelessness



Savings

- Studies have shown that it is more affordable to house the homeless than to keep them on the street
- This is true with those who are struggling with mental illness. If we could provide housing, support, and a work opportunity, what a difference we could make!

Supporting Systems Change to Transform Lives

- Program development that meets the needs of the homeless population
- Housing justice – meet all the communities' needs
- Advancing Racial Equity - consistent and systematic fair, just, and impartial treatment of all individuals
- Equal Access Rule - all individuals – regardless of sexual orientation or gender identity-have equal access to shelters, benefits, services, and accommodations



The Right Place for Housing and Support

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Questions or Comments



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