

Bringing It Home

Ending Homelessness in
North Carolina

Shelter and Rapid Rehousing

May 8, 2017



**FAMILIES
TOGETHER**
a PLM organization



Every Family
Deserves A Home



Raleigh/Wake Today



A Tale of Two Cities

Accolades!

- 2017 - Forbes Travel Guide named Raleigh one of their Top 12 Destinations in the world
- 2016 - Raleigh was the #3 Best City to Raise a Young Family in America
- 2015 - Money Magazine named Apex the #1 place to live in America
- Raleigh - 5th in the country for “Top Moving Destinations”
- Raleigh-Cary is the 5th best Metro for Middle-Class Families
- Raleigh is on 2016 Forbes Fastest-Growing Cities list

Homeless Data

- This year, some 1,200 families with 4,400 children will experience homelessness
 - *40% increase since 2009*
- 115,000 residents live below Federal Poverty Level
- Upward mobility of children in poverty - bottom 5% nationwide

Our History



- Founded in 1980
- First program - Samaritan Inn
- Pan Lutheran Ministries
- Today, Families Together – dedicated to ending family homelessness in Wake County

Our mission is to move Wake County families from homelessness to stable homes through mentoring, housing support and connection to community resources.

4,400 Children



Family Homelessness

- Often “hidden”
- Primarily a result of:
 - Decreasing availability of affordable rents
 - Low paying jobs without benefits.
- Only getting worse – as rents rise and wages don't.



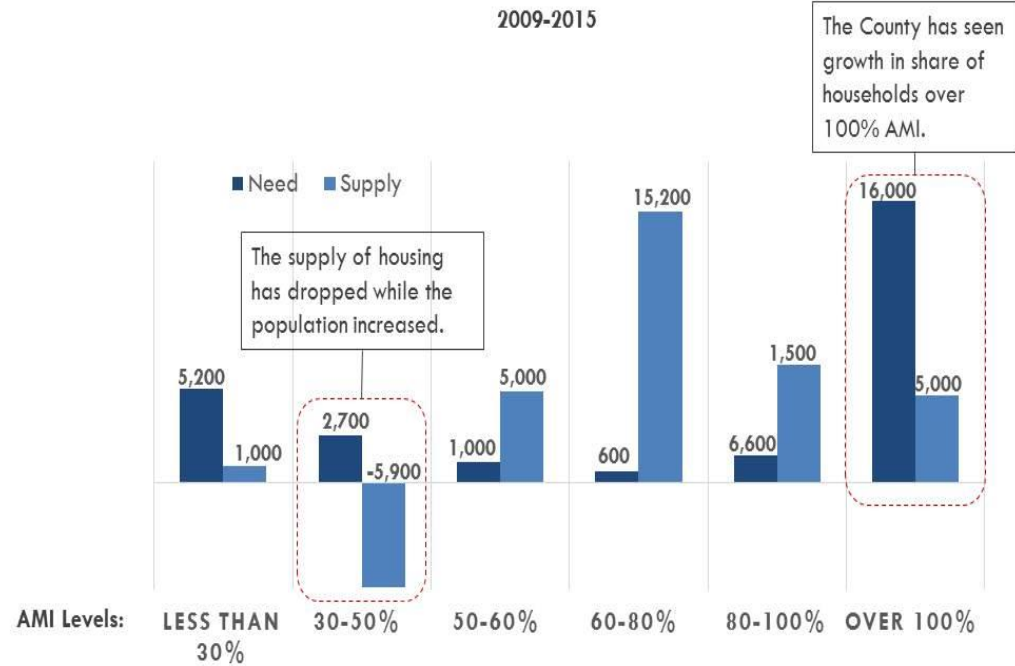
Causes – Lack of Affordable Housing

- Shortage of 22,000 Affordable Housing Units
- Roughly 18,000 households in Raleigh are Severely Cost Burdened (housing expenses exceed 50% of income) – nearly all are below 50% AMI
- Roughly 35,500 households in Raleigh are Cost Burdened (housing expenses exceed 30% of income)
- The greatest gap for housing is for those households earning below 50%, especially those below 30%

From 2009-2015, Wake County saw a mismatch between the need and supply of rental housing affordable to those earning less than 50% of AMI.

CHANGE IN RENTAL SUPPLY VS HOUSEHOLD NEED

2009-2015



Sources: American Community Survey PUMS Data, Total rental households; HR&A Advisors

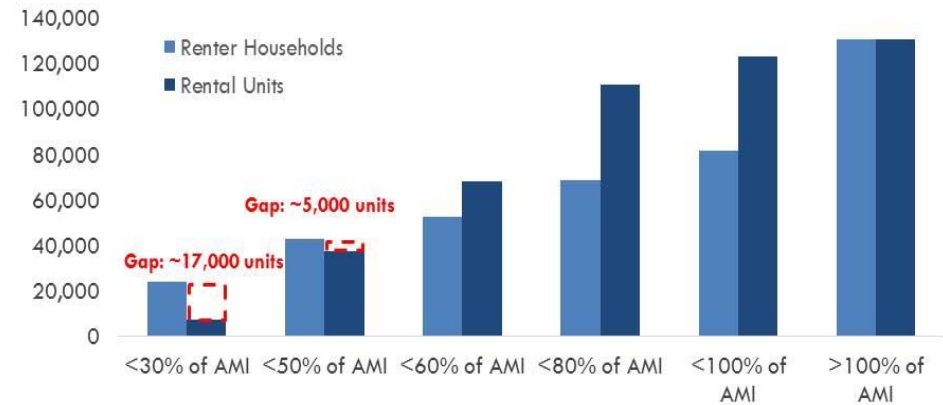
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By 2015, the gap at the lowest income level increased and a new gap emerged for households earning below 50% of AMI.

RENTAL HOUSEHOLDS AND RENTAL UNITS BY AMI LEVEL

Wake County
2015



Income Limit*: \$24,250 \$39,400 \$47,280 \$63,050 \$78,800 \$78,800+

*Income limits are based on a four-person household located within the Raleigh-Cary, NC MSA (includes Franklin County, Johnston County, and Wake County).

Sources: American Community Survey PUMS Data, Total rental households; HR&A Advisors

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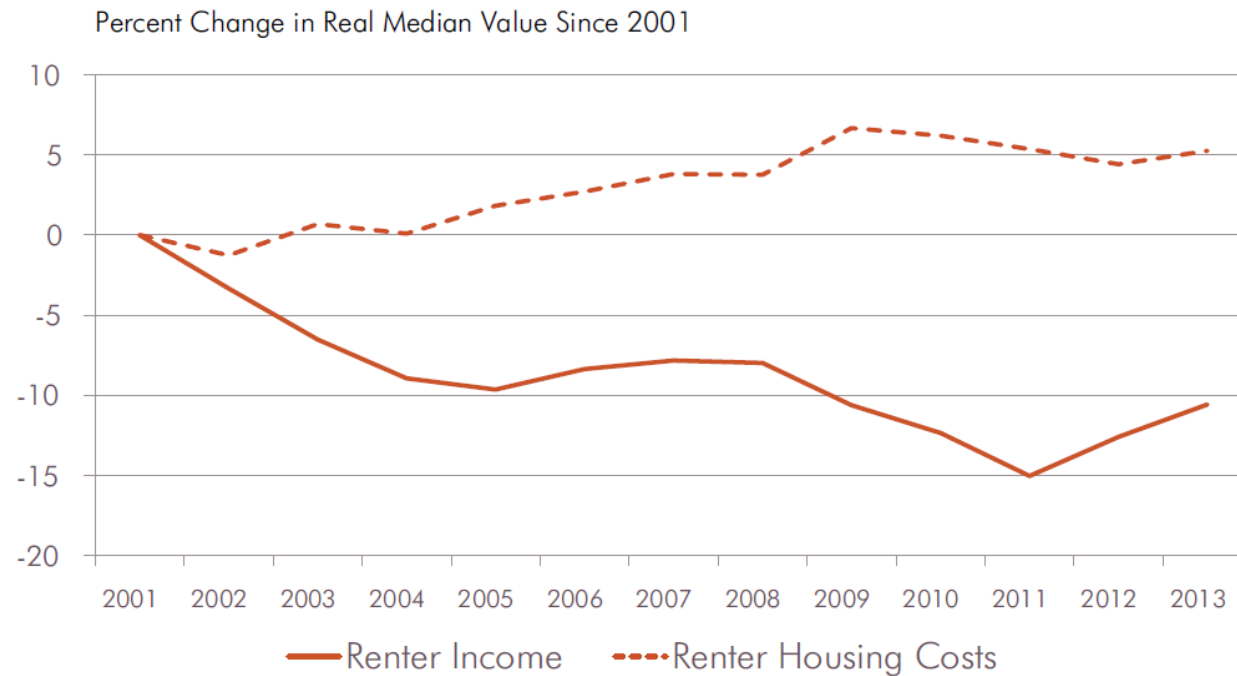
Causes – Employment and Income

- Low Wage Jobs (average wage is \$10.34/hour)
- No, Low or Unstable Income
 - Single parent households – one paycheck
 - Unstable child support payments
 - No benefits: missed work = less pay
 - Monthly income average is \$1,550

Renter income not keeping pace with rent.

Figure 3: A Key Driver of Worsening Affordability is Falling Incomes Among Renters

Notes: Values are adjusted for inflation by the CPI-U for All Items. Rent data exclude renters paying no cash rent.



JCHS TABULATIONS OF U.S. CENSUS BUREAU AMERICAN COMMUNITY SURVEY.

Who We Serve

- Single moms, single dads, and two-parent households with one or more children under 19
- 185 families, 600 individuals, 200 adults, 400 children – ½ of all individuals enrolled are < 12
- Most have at least a high school degree – a growing number are college graduates
- 75% employed
- 20% have a family member with a disability
- Living in Low-Cost Motel, Doubling Up with Family or Friend, Living in a Car or Staying in a Shelter – Vigilant Efforts to Keep Children Off of the Street



What We Do – Housing

- **Short-Term Family Housing:**
 - Keeps families together
 - Enables families to navigate crisis
 - Helps families build savings
- **Permanent Housing for Families:**
 - Move families from shelters, cars, motels to permanent homes
 - Housing First philosophy
 - Connect to our landlord network
 - Targeted financial support



What We Do – Support



Stabilization Support Services:

- Professional mentoring, empowerment workshops, home visits, budget planning, and connection to resources – available for 12 months

Child-Centered



Children's Enrichment:

- After school and summer education and activities tailored to meet the special needs of the children in our program
- Family events give parents time to relax and have fun with their kids

Community Garden:

Education opportunities and source of nutritious food for families staying in our Short-term housing.

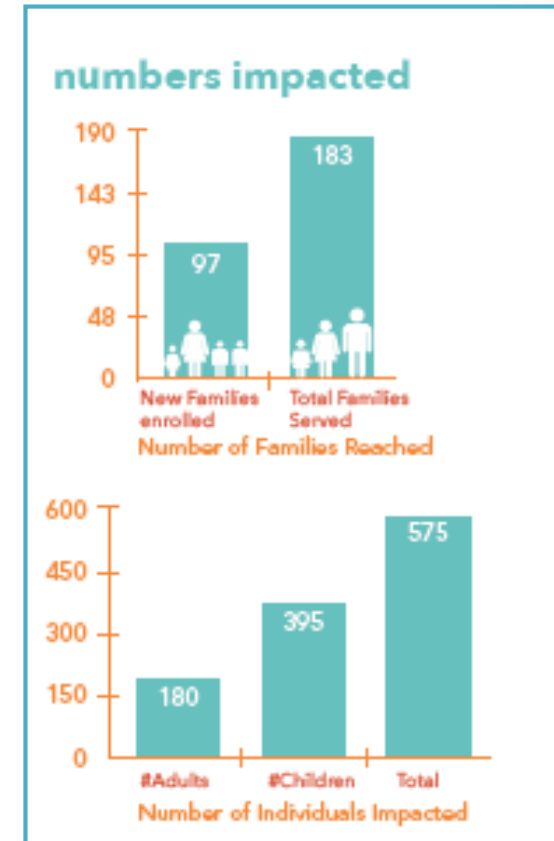
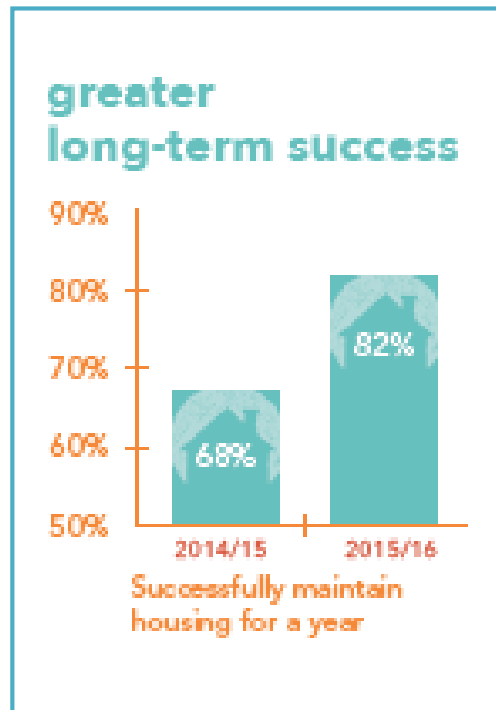


Goals for Growth

- Expand staff - Hired 4th Mentor Advocate
- Move 85 homeless families to stable housing (20% increase)
- Serve 200 families/450 children
- Increase community awareness and opportunities to engage in our mission
- Increased focus on Homebuyer Education for program graduates
- Expand volunteer opportunities with a focus on increased opportunity for connection to families

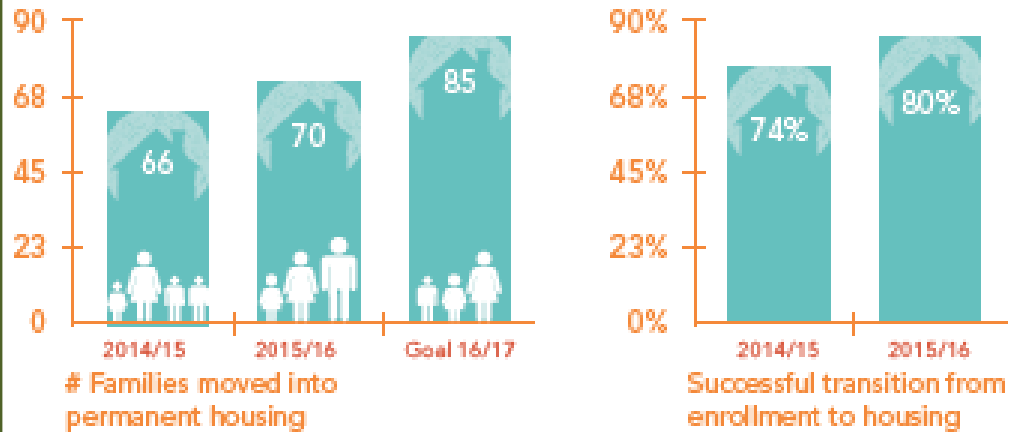


Greater Long-Term Success More Children Thrive

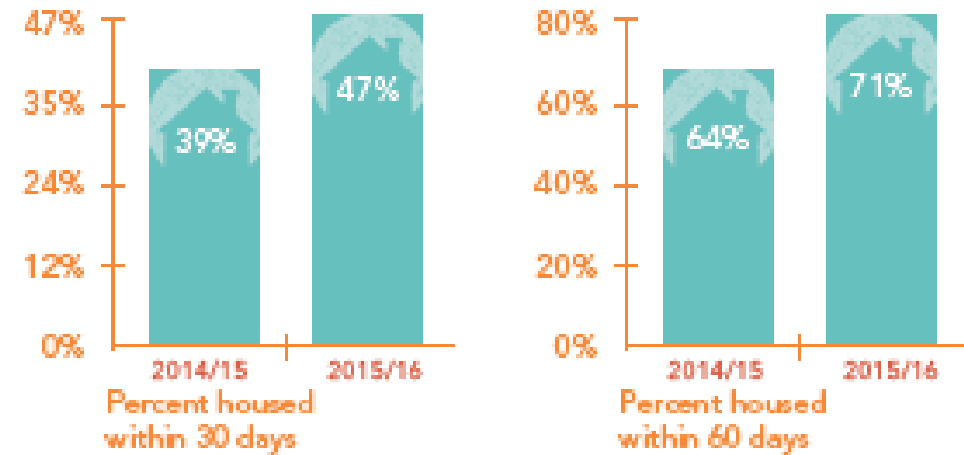


Housing First/Rapid Rehousing

more families housed



ending homelessness more quickly



Shelter Partners

Referral Sources:

- **Shelters: 70%**
 - Salvation Army: 16%
 - InterAct: 29%
 - Family Promise: 21%
 - Raleigh Rescue Mission: 4%
- Project CATCH/More Than a Roof: 10%
- Other agency/WCPSS/Self - 20%



Shelter Partners

- Memorandums of Understanding
- VI-SPDAT
- Office space
- Meeting space



Landlords/Property Management Companies

- Marketing Plan
- Alternatives to Security Deposits
- Explore feasibility of having security deposits returned to organization
- Establish privately funded housing subsidy program
- Partnership with Campbell Community Law Clinic to reduce high arrears
- Certification for clients who have gone through series of workshops
- Invest in rental property
- Advocacy for Affordable Housing



Housing – Community Initiatives

- Establish Homeless Priority for Housing Choice Vouchers
- Landlord/risk mitigation fund for repairs
- Shared Housing Locator positions
- What are others doing??

Multiple Funding Streams

- Private funds allow us to provide RRH services to families considered homeless according to McKinney-Vento definition (living in motels and doubled up) – most government funding does not
- Government Funding:
 - State ESG
 - County
 - City of Raleigh
 - Continuum of Care

