ROOF ABOVE

Working together to end homelessness

Roots & Realities of Homelessness

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Bringing the Community Together to End Homelessness

- The Urban Ministry Center and the Men's Shelter of Charlotte merged in May 2019 to create **the most comprehensive homeless service agency in North Carolina.**
- **Each day, we serve over 1,200 people** in Charlotte experiencing homelessness and extreme poverty, providing basic services and strategies to help people end their homelessness.
- We have **nine campuses and over 150 employees** offering street outreach, counseling, meals, emergency shelter, employment services, drug and alcohol treatment, access to mental health services, rapid rehousing and permanent supportive housing.

URBAN MINISTRY CENTER + MEN'S SHELTER OF CHARLOTTE =

ROOF ABOVE

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Why Merge? → **Impact** | **Advocacy** | **Scale**

- Homelessness is symptom of a larger issue of incongruency of income and housing costs

Roots of Homelessness

- Deinstitutionalization
- Deep Reduction of HUD Budget
- Response to Substance Use Epidemic

RESEARCH IN 1980’S DRIVEN BY THIS QUESTION:

How many people are homeless?

Number of People Experiencing Homelessness

567,715 people are homeless on any given night in America

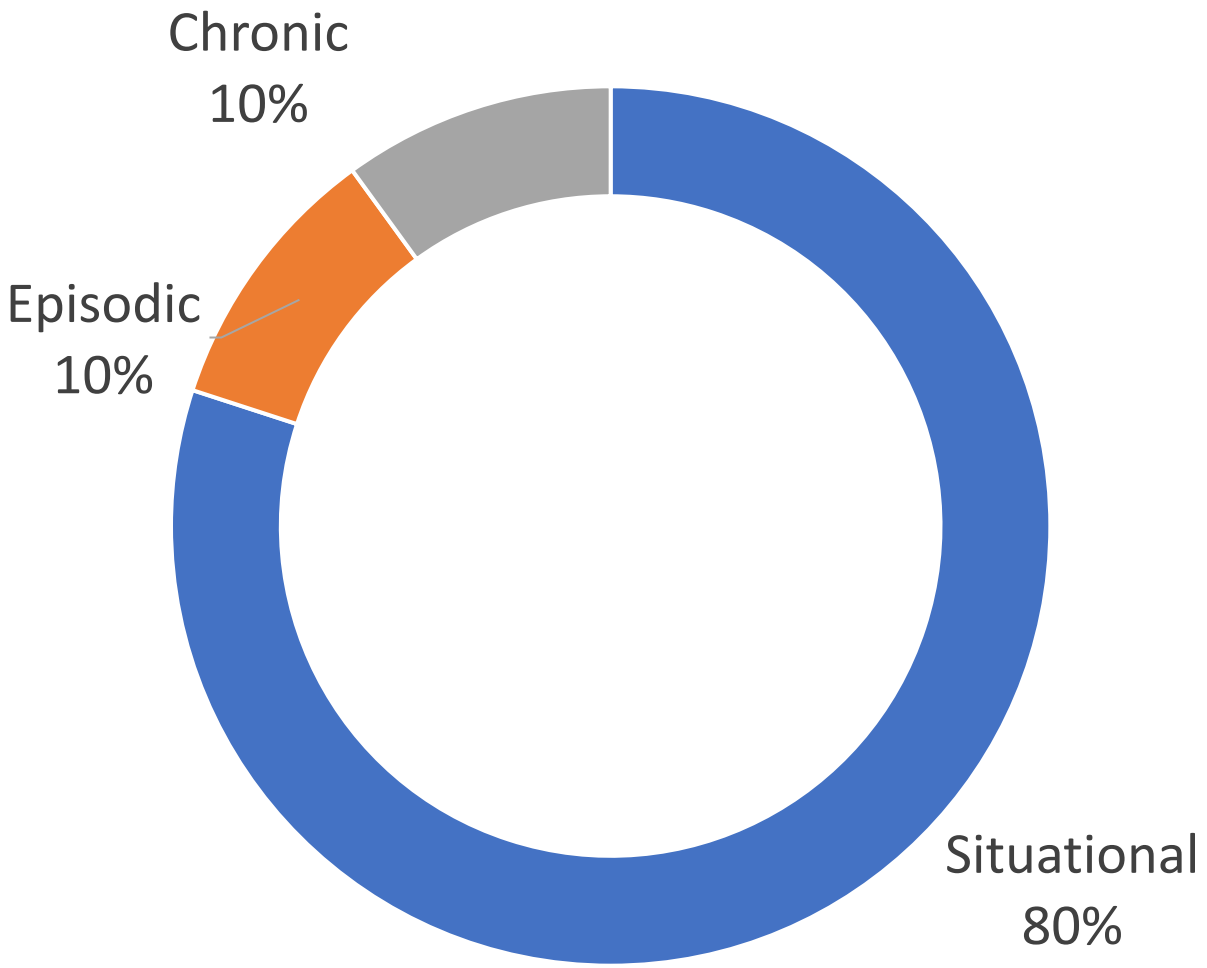
1,604 people are homeless on any given night in Mecklenburg County

- While homelessness in America has been stagnant, homelessness in Mecklenburg County has decreased 6% since 2015
- Mecklenburg County reflects America's overall homeless population – majority male, individuals, and people of color disproportionately represented

RESEARCH IN 1990’S MOVES TO:

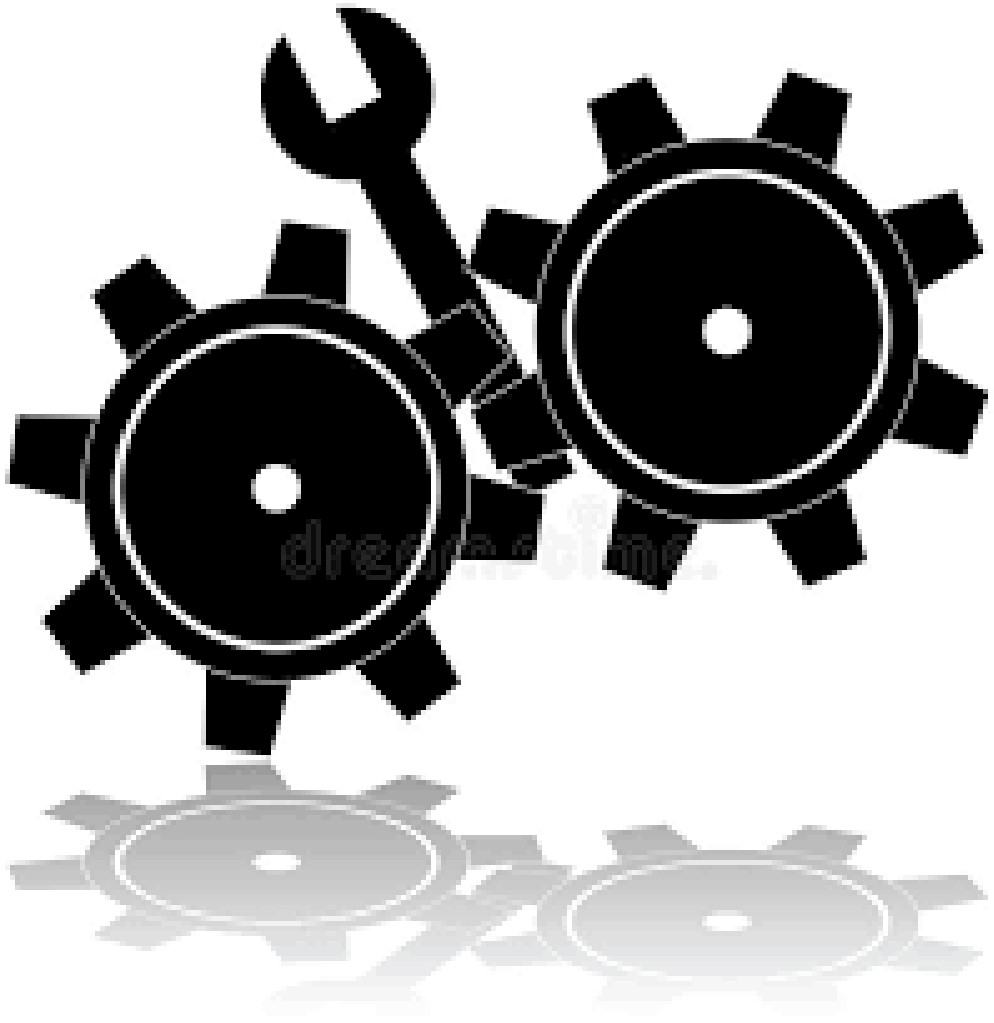
Who is experiencing homelessness?

Typologies of Homelessness



SITUATIONAL, EPISODIC, & CHRONIC HOMELESSNESS

TYPICAL "HOUSING READINESS"



Inefficiency Uncovered

10% of Homeless Population that is Chronically Homeless Uses 50% of Resources

New Philosophy:
Housing First

- Housing is not a reward for clinical success.
- Successful outcomes are more likely when basic needs have been met.

TYPICAL "HOUSING READINESS"

HOUSING FIRST

MOORE PLACE OPENED 2012 WITH HOUSING FIRST MODEL

Housing Retention

> 85%

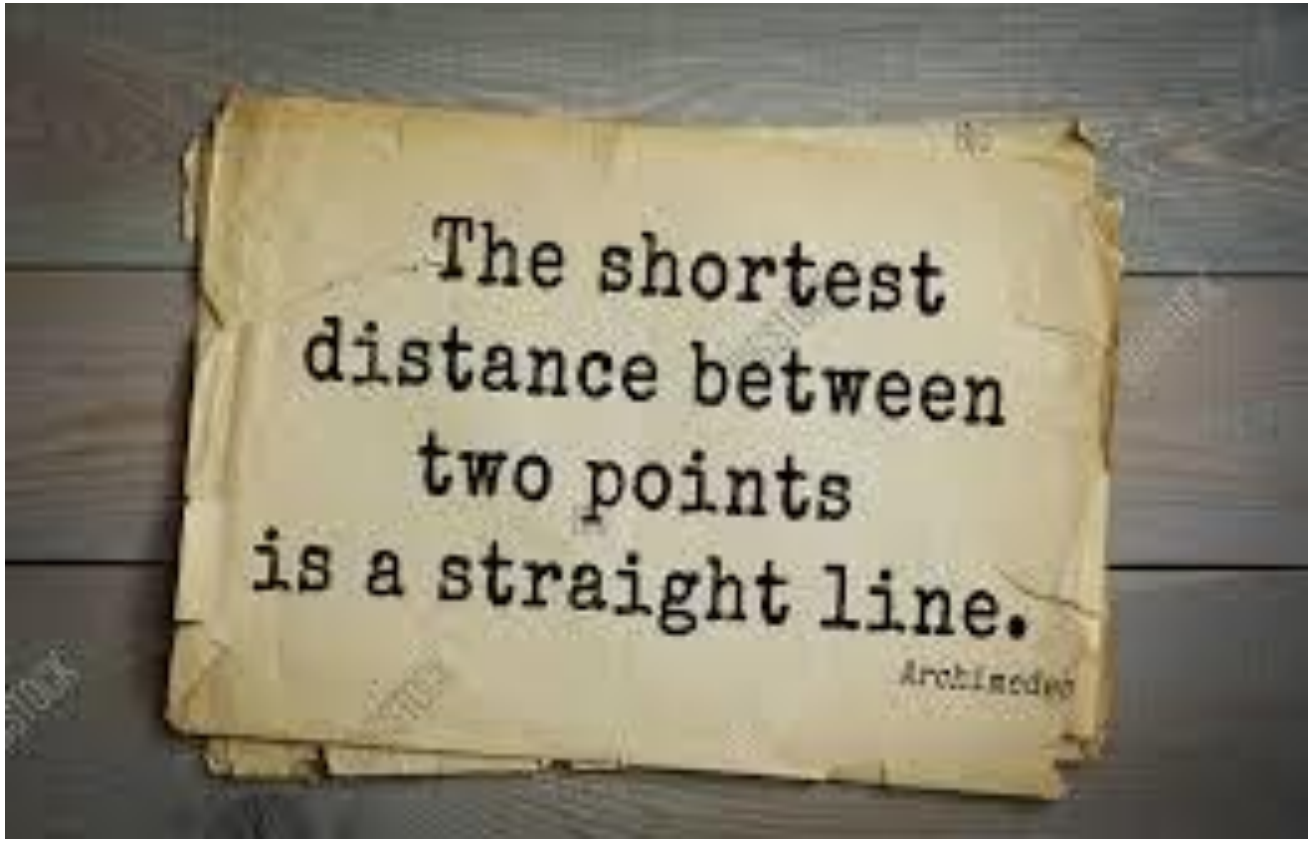
Hospital Bills
of 56 tenants reduced
by
$2.4 Million
in two years

Overall ER Visits DECLINED

81%

RESEARCH IN 2000’S MOVES TO:

How can we apply Housing First to all three typologies?



REALIGNMENT OF SYSTEM TOWARDS HOUSING

TODAY'S RESEARCH:

What is the role of housing affordability?

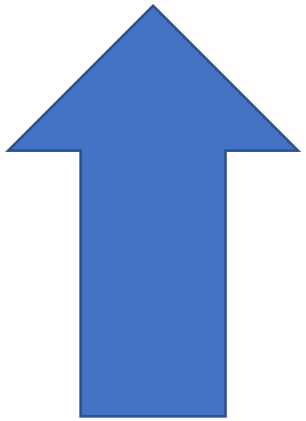
AFFORDABLE HOUSING

1,000 people lined up for 129 new affordable housing units on Freedom Drive on Monday

113/week 16/day	113 hours of work in a week at minimum wage needed to afford a 2-bedroom unit at FMR. This translates to an average of 16 hours per day.
$377	Monthly rent payment affordable at minimum wage at 40 hours per week.

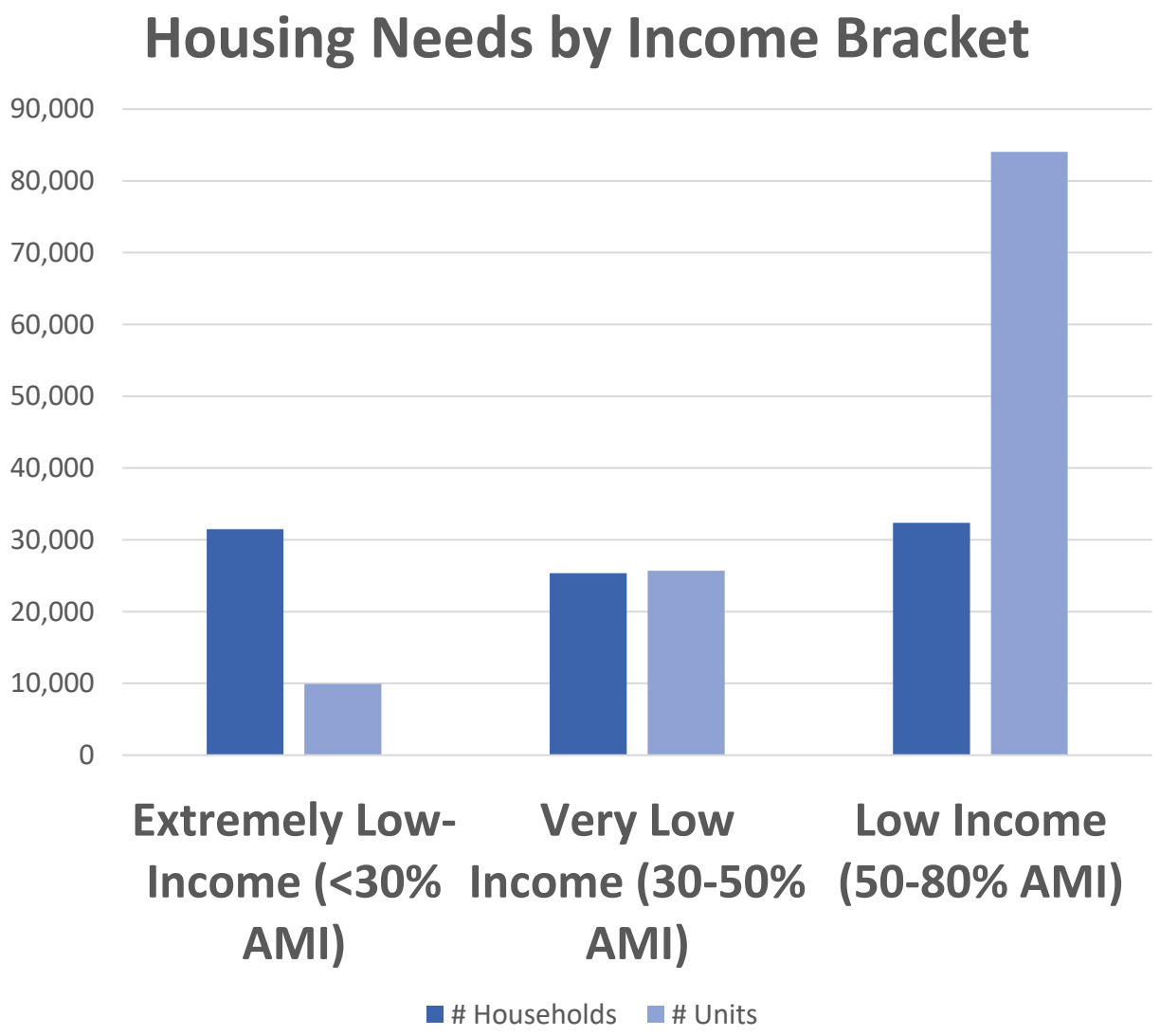
	Single Individual		Four-person Family	
Income Limit	Max affordable rent/mortgage 1-bedroom	Fair market rent (FMR) 1-bedroom	Max affordable rent/mortgage 2-bedroom	Fair market rent (FMR) 2-bedroom
Extremely Low (30%) Income Limits	$439	$934	$655	$1,063
Very Low (50%) Income Limits	$731		$1,044	
Low (80%) Income Limits	$1,170		$1,670	

When RENT increased **10%...**



Rate of homelessness, increases **6-13%**

Those with incomes less than 30% of Area Median Income are driving our affordable housing needs.



PSH + NOAH
Naturally Occurring Affordable Housing

Roof Above purchased an entire apartment community to preserve 341 NOAH units with 75 units designated for Permanent Supportive Housing beginning in late 2020

CONVERT HOTEL TO PERMANENT SUPPORTIVE HOUSING

Property: 88 rooms +2.7 acres

Cost: $5.5 M to purchase + estimated $4.5M renovation + $2M operating bridge

Roof Above bought a hotel to renovate creating 88 Permanent Supportive Housing apartments

Closing: Closing November 2020

Anticipate opening in mid to late 2021

Realities of COVID & Homelessness

- Entire system had to pivot
- 200+ more shelter beds than last year
- Eviction moratorium huge help
- Nevertheless, largest and most visible encampment has formed in Charlotte

Before & After Housing

To learn more:

Website:

- Mecklenburg County Homeless & Housing Data Dashboard

Books:

- Hundred Story Home by Kathy Izard
- Evicted by Matthew Desmond

Podcast:

- Solvable: Homelessness is Solvable with Rosanne Hagerty