



Moving the Needle through Rental Subsidy

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Beyond  
Affordable  
Housing,  
Proposal  
Addresses...

Shelter Capacity

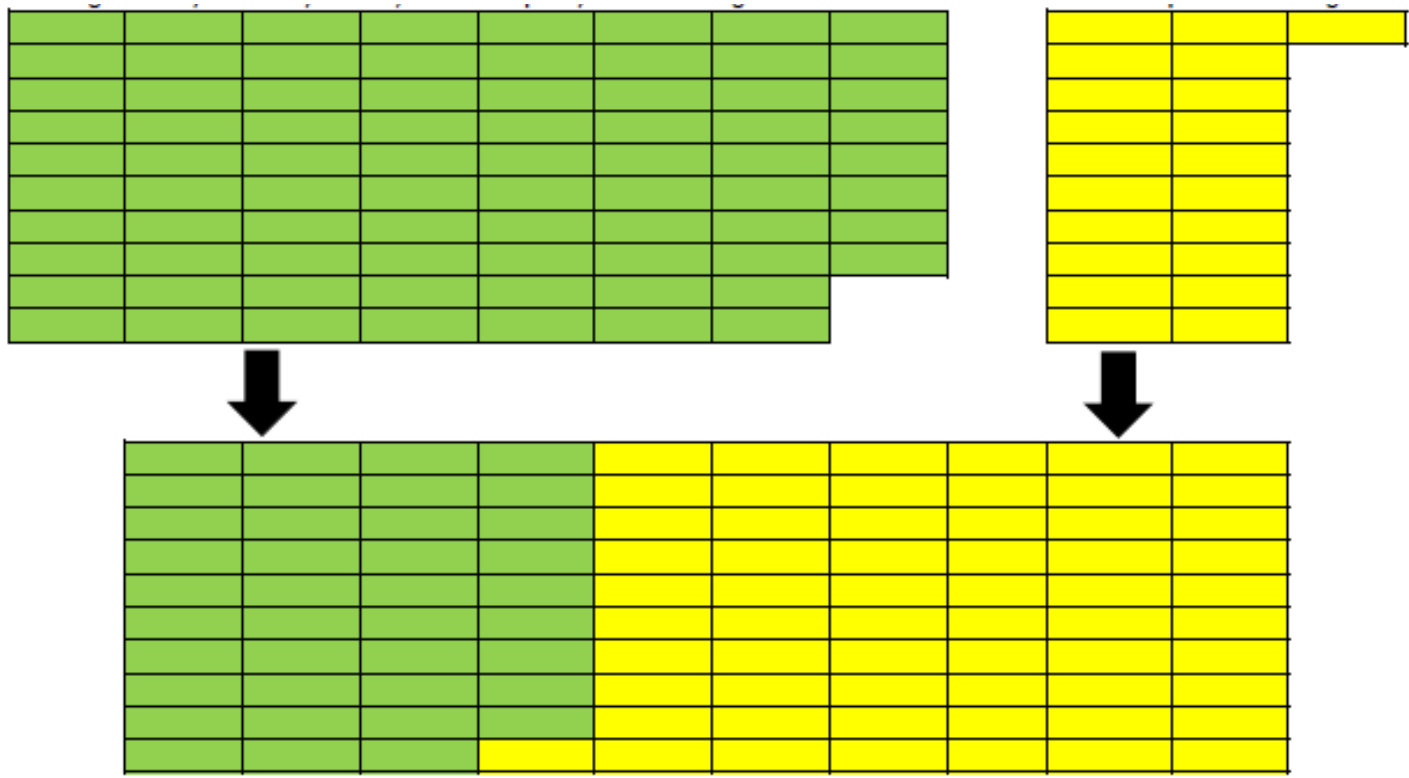
Chronic  
Homelessness

Key to shelter **capacity** challenge is:

**FLOW**



**21% of guests stayed 6 months or longer,  
taking up 61% of bed nights**



**Last FY, 922 men sought shelter, but were turned away due to full shelter**

Key to reducing **chronic homelessness**:

# INFLOW

- In 2015, 516 people were on “chronic homeless registry”. Despite housing more than 800 people, still have more than 400 people on registry.
- We need more housing solutions for people before they “age” into chronic homelessness.



## Link Housing

A \$2.1 Million request to help 160 of our **seniors** and those with **disabilities** move out of our shelters and successfully connect to subsidized housing over 4 years.



# Addressing a Missing Piece of the Puzzle



People on Fixed Income, typically less than \$800 a month, “stuck” in the shelter.

Subsidized units typically with waitlists.



# Link Housing: Program Overview



- **Link Housing is a new approach:** Instead of being stuck in the shelter, participants will move into a “Link” apartment, until they are approved for subsidized housing
- Hybrid model that is low barrier, focuses on long-term housing affordability & draws from PSH, RRH, and VA’s “Bridge Housing”
- Subsidized housing partners include Charlotte Housing Authority properties, tax credit properties, and Targeting KEY program





# Link Housing: Population



- Eligible if:
  - Homeless at least 6 months & **elderly and/or disabled**
  - On waitlist for subsidized housing & likely to be approved
  - Receiving fixed income (or in process)
- Will target tenants from Men's Shelter of Charlotte and Salvation Army Center of Hope



# Link Housing: Supports



- At scale, 1 program lead & 2 case managers support 40 tenants.
- Focus in case management is long-term success in housing:
  - Budgeting
  - Connecting to supports for medical care, food access, etc.
  - Household Management
- In addition, SOAR worker focuses on getting disability income for those in Link Housing, or those preparing to enter Link housing



# Link Housing: Units



- At scale, master lease 20 units, 2-bedroom; 2 tenants per unit
- Tenant rent = 30% of income + additional \$50 for utilities
- When client transitions to subsidized housing, open bedroom will be replaced by another client meeting same criteria

# Link Housing: Mitigating Risk

Prior to placing participant:

- Confirm placement on subsidized waitlist(s)
- Help clients become “document ready”
- Identify barriers for eligibility and work on rectifying likely issues to subsidized housing (ex. credit check, legal issues)
- Participant to sign release to communicate with likely subsidized housing placement.



	Units	Total Ask	People Served
FY19-FY20	12	\$407,000	24
FY20-FY21	20	\$565,000	56
FY21-FY22	20	\$548,000	40
FY22-FY23	20	\$600,000	48
		<b>\$2.1 M</b>	<b>168 People</b>

\*Assumes 9 month length of stay in program

# Link Housing: Outcomes

## Program Measurements:

- # of individuals served  
**GOAL = 160**
- % who have “positive” exit  
**GOAL = 80%**
- % of “graduates” who retain permanent housing for 2 yrs.  
**GOAL = 85%**



# Link Program with MeckHOME can impact SYSTEM

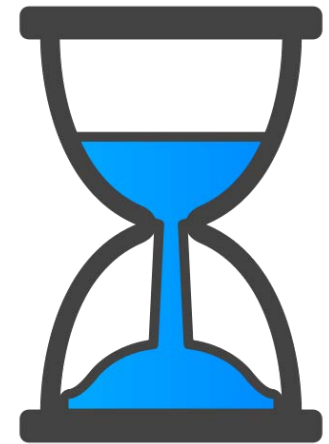
## SYSTEM CHANGE GOALS:



**20% DECREASE  
IN TURNAWAYS  
FROM SHELTER**



**15% DECREASE  
IN LENGTH OF  
STAY IN SHELTER**



**10% DECREASE OF  
PEOPLE AGING  
INTO CHRONIC  
HOMELESSNESS**



## Agency Experience



### Men's Shelter of Charlotte:

Early implementer of Rapid Rehousing model

Currently operates 4 different rental funding streams and manages compliance for each

Recent merger has integrated Rapid Rehousing into UMC's larger housing scattered-site team

Partners with County in shelter operations and Rapid Rehousing

### Urban Ministry Center:

10 years of operating scattered-site housing model

Supports 350+ units of housing

Experienced with master leasing

Large housing team to support unique challenges of scattered-site housing models

Deep partnership with County in housing