

# RENTAL SUBSIDY INNOVATION FOR MECKLENBURG COUNTY

Building on the  
Success and Infrastructure of  
A Way Home

September 24, 2019



FOUNDATION FOR  
THE CAROLINAS



# AGENDA

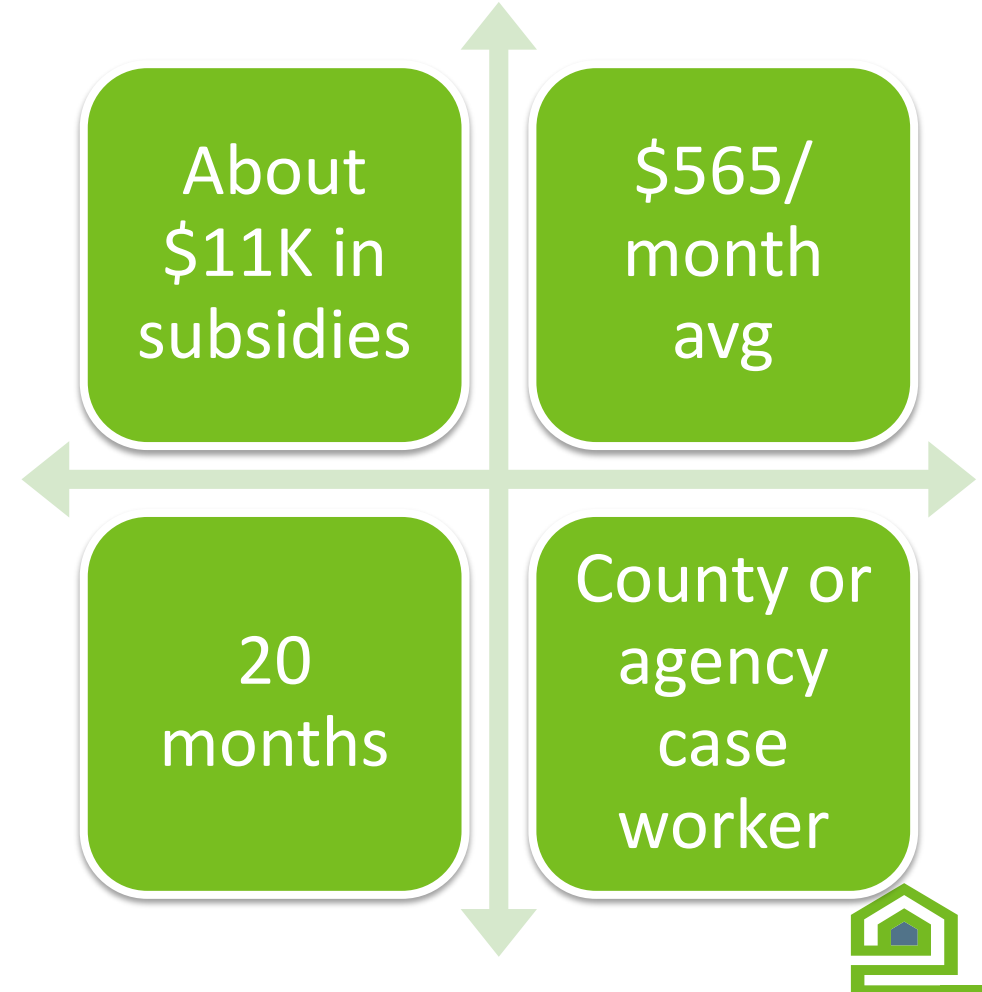
- I. **A Way Home Overview**
- II. **MeckHOME Proposal**



# A WAY HOME OFFERS INNOVATIVE, TEMPORARY ASSISTANCE

A Way Home is one piece in solving the puzzle of homelessness, along with

- permanent subsidies,
- tax credit housing,
- homeless shelters,
- and more



# A WAY HOME FAMILIES EARN AT MOST 50% AMI

## Family Profiles

- 96% Single parent, mostly moms
- 95% African-American
- 84% High school/GED
- 74% Under 30% AMI
- 2.3 Children



# A WAY HOME SUCCESS ACHIEVED WITH INNOVATION AND COLLABORATION



## INSPIRING AN EXPANDED ENDOWMENT FOR 2023



# AGENDA

I. A Way Home Overview

II. MeckHOME Proposal



# NEW FUNDING LEVERAGES

## A WAY HOME'S SUCCESS AND INFRASTRUCTURE

### County Funding

#### “MeckHOME”

- Innovate with singles
- Target 30% AMI and under
- Fund caseworkers
- Serve people in crisis now



# FIVE CRITERIA DRIVE THIS “MECKHOME” PROPOSAL

1. Target <30% AMI

2. Offer temporary  
rental subsidies

3. Provide experienced  
case workers, workforce

4. Create systemic  
change in major shelters

5. Leverage County  
array of services





# THIS MECKHOME PLAN SERVES 516 HOUSEHOLDS (NEARLY 900 INDIVIDUALS)

## MeckHOME Launch

Fiscal Year	2020	2021	2022	2023	TOTAL
# New Households	74	134	154	154	516
# New Staff	6	4	1	-	11

\*Since program length varies, these numbers cannot be used to calculate caseworker ratios.

## FUNDING THRU 2023 ATTRACTS QUALITY STAFF SO AGENCIES CAN HIRE QUICKLY & RESPONSIBLY.



# FINDING RENTAL UNITS IS ACHIEVABLE

Agency Relationships



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graph TD; A[Agency Relationships] --> B[Additional Landlord Outreach]; B --> C[New Affordable Housing Construction]; C --> D[Master Leasing];
```

Additional Landlord Outreach

New Affordable Housing Construction

Master Leasing

# THREE AGENCIES START THIS FISCAL YEAR



URBAN MINISTRY CENTER

*newly  
merged*



# SALVATION ARMY ADDS 20 SINGLES, 20 FAMILIES THIS YEAR WITH MECKHOME



Add single women: underemployed,  
3+ months in shelter

Add more families on 2 year leases,  
building on A Way Home success

Includes referrals for Veterans Bridge  
Home and Dove's Nest



## **SALVATION ARMY TRACK RECORD OF 70% SUCCESS HELPING CLIENTS OVERCOME TREMENDOUS BARRIERS**



# THE MERGED UMC/MSC ADDS SINGLE MEN TO MECKHOME

URBAN MINISTRY CENTER



Add 20 single men in roommate arrangements

Target underemployed, 6+ months in shelter

Priority for non-custodial fathers



# WITH MECKHOME FUNDING, UMC/MSC SIGNS TEN MASTER LEASES WITH LANDLORDS

**Benefit of  
local  
subsidy vs  
other  
funding  
streams**

**Using for  
MeckFUSE,  
Continuum  
of Care**

**Broadens  
landlord  
pool,  
tenant  
access**

**Expedites  
move-ins,  
and when  
needed,  
move-outs**





# TAPPING SHELTER AGENCIES CREATES SYSTEMS CHANGE



Single men  
including fathers  
from Men's  
Shelter

Flow  
from  
shelter to  
housing



Single women and families  
from Salvation Army shelter

**MSC/UMC IS SEPARATELY PROPOSING  
“LINK HOUSING” TO FURTHER CREATE FLOW**





# ONRAMP AT THE RELATIVES ADDS 14 HOMELESS YOUTH TO MECKHOME THIS YEAR



Add 14 households of youths  
ages 18-24

Already house 25-30 youth annually,  
usually half are parenting

12 months of subsidy plus caseworker.  
Sustaining housing for 80%



# MECKHOME MOVES 74 HOUSEHOLDS UNDER 30%AMI FROM HOMELESSNESS TO HOUSING THIS FY

## MeckHOME

**Salvation Army**

20  
singles

20  
families

**MSC/UMC**

20 singles

**The Relatives**

14 youth  
households



# MECKHOME MOVES HUNDREDS OF PEOPLE INTO HOUSING IN UNDER 4 YEARS

Meck HOME	# New Households	# New People
FY 2020	74	128
FY 2021	134	234
FY 2022	154	254
FY 2023	<u>154</u>	<u>254</u>
<b>TOTAL</b>	<b>516</b>	<b>870</b>



# MECKHOME RESPONSIBLY INNOVATES TO ADDRESS THE HOUSING CRISIS

## FUNDING

\$6.3M this FY

Plus interest,  
pending market

## SPENDING

11 new staff in  
next 22 months

516 new household  
subsidies thru FY23  
@\$12,700

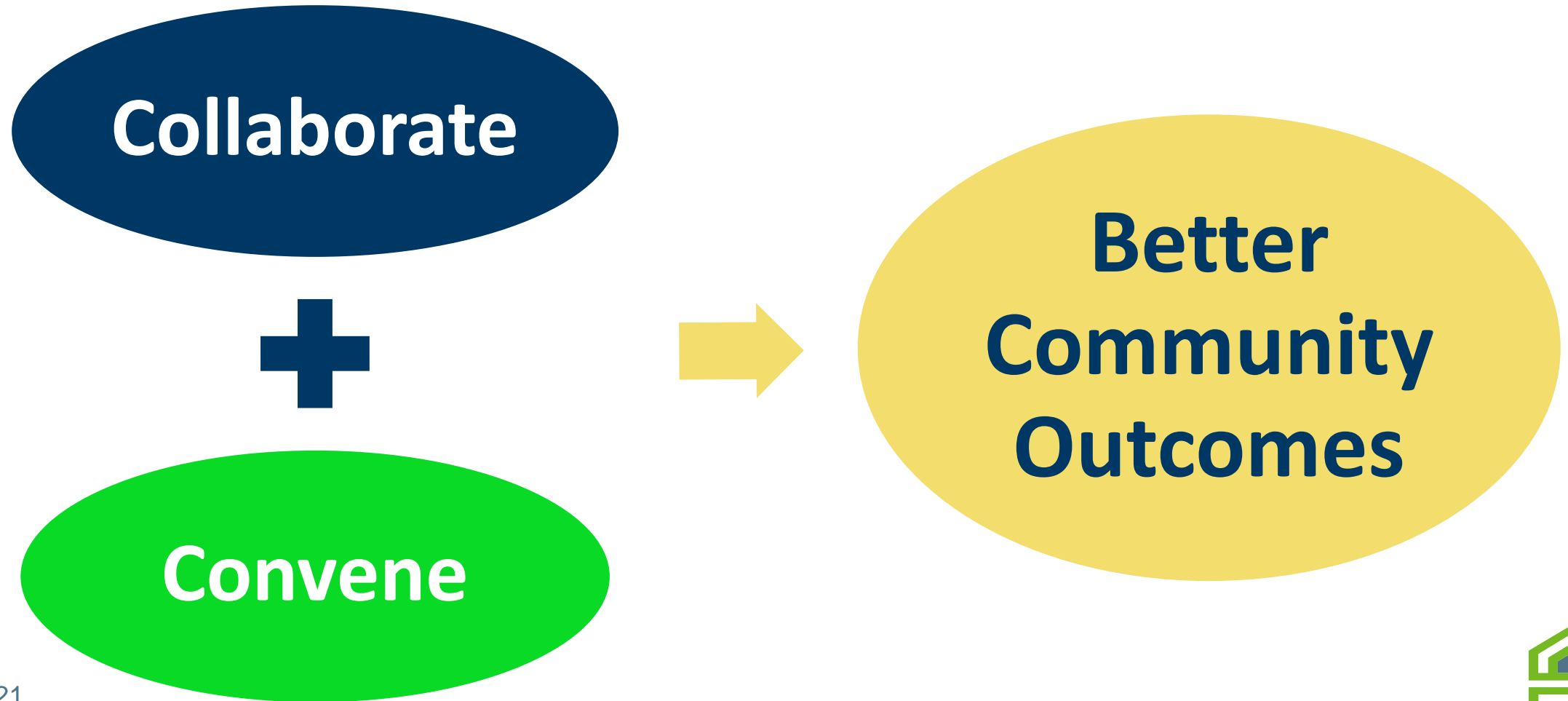
## IMPACT

870 people  
housed thru FY23  
@\$7,500

Systems change in  
homeless shelters



# THE POWER OF MECKHOME WITH THE ARRAY OF COUNTY SERVICES



# CREATING MECKHOME

## Contracts

- A Way Home /FFTC
- Agency grants

## Agencies

- Hire case workers
- Move people home

## BOCC (spring)

- Progress update
- Additional agencies

