

PERMANENT HOUSING CASE STUDY



Title: The Right Place, Anniston, Alabama, Tiny Homes in Alabama for the Chronically Homeless

Property Name: Hillside Cottages

Basic Description: New construction, four tiny homes

Developer: The Right Place

Property Management: The Right Place

Service Provider: The Right Place

Tenant Profile: Chronically Homeless Individuals

Service Approach: Services are provided by The Right Place staff both in the homes and in the co-located office onsite. Services include transportation assistance, budgeting, assistance attending medical appointments, and other general case management services.

Project Background:

Anniston, Alabama is a small, rural community with a population of 22,666 and a median income well below the state average at \$30,345. Prior to the Hillside Cottage development, there were no affordable, permanent housing options for people experiencing homelessness in Anniston, despite an estimated 60 individuals sleeping outside nightly. In addition to the experience of unsheltered homelessness, there are also many individuals and families living in shelters or doubled-up in unstable living environments with family and friends. The need for supportive housing in Anniston, particularly for the chronically homeless, became apparent to a local nonprofit – The Right Place – who spearheaded the Hillside Cottages project, as both the developer and supportive services provider.

Staff had previous development experience through scattered site leasing projects, but new development was a new endeavor. The Right Place hired an architect and general contractor to design and complete the project. In addition, the City of Anniston was identified as a critical partner for the project, as they had a critical resource – HOME dollars – to help address low-income housing needs. The Right Place Board was also able to offer expertise on both legal and basic construction concerns inherent in development projects.

Key Features and Impact:

- Tiny homes are 450 sq. ft. and include a bedroom, bathroom, and kitchenette
- Tenants come directly from the street
- Built with a HOME loan that is forgivable after a 20-year compliance period
- No hard debt on the project
- 75% of the original tenants remain stably housed 24 months after the program, with improved health outcomes
- Due to the success of the project, a fifth tiny house will be constructed in 2020

FINANCIAL INFORMATION

Development Budget

Funding Source	Amount Received
City of Anniston HOME funds	\$299,400
Donated land	\$20,000
Total	\$319,400

Operations Budget

Funding Source	Amount Received
Rent (income-based)	\$120-305/month
CDBG – Supportive Services	\$10,000-12,000/year
Private Donations – Reinvested into project	Varies
Total	~\$13,000/year

DEVELOPER PROFILE

The Right Place is a local nonprofit in Anniston, Alabama whose mission is to develop and manage housing programs for homeless and low-income families and individuals, offer programs which prevent homelessness or assist low-income persons with special needs in securing safe, decent, affordable housing and related services and care.

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“Connecting Communities at the Intersection of Housing & Health”

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