We Deal With Nuisance Homes

By Eliminating Blighted Properties and Rebuilding Communities one home at a time.

RAY'S THE ROOF
HOUSE THE HOMELESS
FOUNDATION
BLESSING THE HOMELESS WITH A PLACE TO CALL HOME

Ray's The Roof House The Homeless Foundation

Ray Lacen

4330 Pond Rd Burlington, NC 27215

919 440 1493

ray@hthomeless.org

www.hthomeless.org

What Is a Nuisance Property

Vacant, abandoned, dilapidated, tax-delinquent residential and commercial properties, are nuisances that create serious problems, for the surrounding community and headaches for the officials who must deal with them. If left unchecked, these blighted properties become a massive drain on the time and resources of cities, counties and adversely impact communities and homeowners by attracting criminal activity and thereby decreasing surrounding home values. A nuisance is often defined as an interference with the right to use and enjoy real property. Many types of activities may be termed nuisances, especially ones that cause the following:

- Noise
- Odors
- Fires
- Crime
- Blight
- Dust and Smoke
- Pollution of air or water
- Bugs, rodents, and other pests

According to the Enterprise Foundation, a national, nonprofit housing and community development organization, there are two types of property based nuisances in America's cities today.

1. **Physical:** These include violations of local building, housing, health, or sanitation codes and are often described as eyesores, health hazards, or blighted property. At the simplest level, such nuisances are often the result of the owner's lack of maintenance combined with the property users' irresponsible behavior,whether they are owner-occupants, tenants, or visitors.

2. **Behavioral:** These generally include violations of criminal law. Descriptions range from the merely bad neighbors up to the drug house, gang house, or shooting gallery.

Nuisance Properties

Such nuisances are typically the result of the criminal behavior of a few and the enabling behavior of many who permit the problem to continue.

These types of nuisances often perpetuate a vicious cycle and where one is, another is close to follow. Overgrown lots and garbage strewn yards can attract drug activity, prostitution, and illegal gang behavior. Criminal behavior can lead directly to specific physical nuisances such as house disrepair and yard maintenance eye-sores.

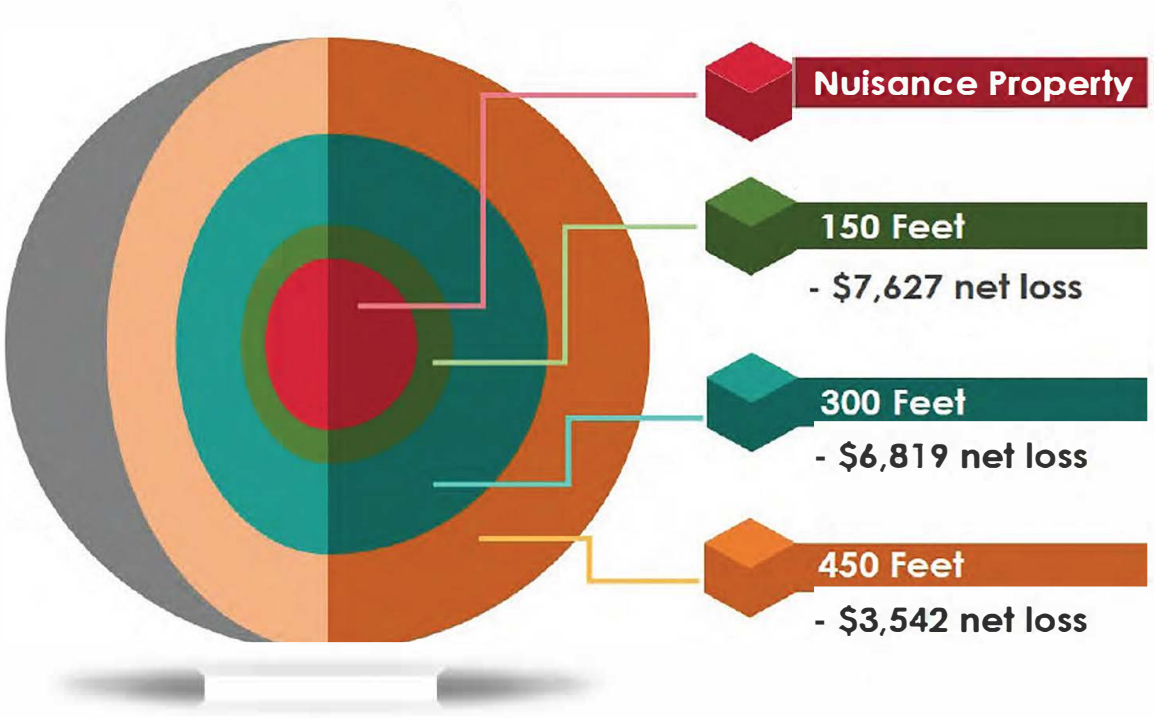
As the behavior continues, neighborhood property values often decline and responsible homeowners are more apt to leave while potential home buyers are likely to look elsewhere.

One bad apple home can have a far reaching and wide negative effects on a community's economic well-being on the whole.

Home Devaluation

Vacant properties generate little in taxes – but, perhaps more importantly, they rob surrounding homes and businesses of their value. In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of $7,627 in value.

Properties within 150 to 300 feet experienced a loss of $6,819 and those within 300 to 450 feet experienced a loss of $3,542 (see chart below).



OTHER COSTS ASSOCIATED WITH BLIGHTED AND VACANT PROPERTIES

It's not just adjacent homeowners, city officials, police, fire departments, and health officials are all grappling with these properties and the cost is a staggering weight to many municipalities budgets across the country.

POLICE CALLS

A study in Austin, Texas found that "blocks with unsecured [vacant] buildings had 3.2 times as many drug calls to police, 1.8 times as many theft calls, and twice the number of violent calls" as blocks without vacant buildings. Once a house is reoccupied the crime impacts of the previous vacancy is reduced significantly.

ARSON

More than 12,000 fires break out in vacant structures each year in the US, resulting in $73 million in property damage annually. Most are the result of arson.

DEMOLITION AND ABATEMENT COSTS

Over the past 5 years, St Louis, MO has spent $15.5 million, or nearly $100 per household, to demolish vacant buildings. Detroit, MI spends $800,000 per year and Philadelphia, PA spends $1,846,745 per year cleaning vacant lots.

The longer a property remains abandoned, the higher the cost of renovation. This leads to continued abandonment even when market conditions have dramatically improved.

North Carolina Homelessness Statistics

As of January 2020, North Carolina had an estimated **9,280** experiencing homelessness on any given day, as reported by Continuums of Care to the U.S. Department of Housing and Urban Development (HUD). Of that Total, **809** were family households, **798** were Veterans, **485** were unaccompanied young adults (aged 18-24), and **1,272** were individuals experiencing chronic homelessness. Public school data reported to the U.S. Department of Education during the 2018-2019 school year shows that an estimated **34,765** public school students experienced homelessness over the course of the year. Of that total, **1,211** students were unsheltered, **3,334** were in shelters, **4,986** were in hotels/motels, and **25,234** were doubled up. Affordable low income housing is part of the solution to the homelessness crisis. We can make a difference by rehabilitating blighted properties. The costs range from a reduction in property value for the subject property, the neighbors, and the community to major costs such as increased crime and arson generated from abandoned properties. Abandoned buildings and associated community blight add to the number and cost of foreclosures. Blighted and abandoned properties inevitably beget more and more blighted and abandoned properties. These costs have been shown to linger over time. Older industrial cities in the Midwest and Northeast are commonly associated with blighted and abandoned properties. In fact, it is estimated that roughly ten percent of residential structures are vacant in Camden, NJ, Baltimore, MD. and Detroit, MI. This affliction is pushing into other communities as well, and metropolitan areas such as San Diego, CA. and Las Vegas, NV. are also experiencing pain from the costs associated with blighted and abandoned properties. The Brookings Institution found that in 60 cities with populations over 100,000, there are an average of two vacant buildings for every 1,000 residents (see the table below).

Region	Number of Cities Reporting Abandoned Property Data	Average % of Vacant Land to Total Area	Average Number of Abandoned Structures per 1,000 Inhabitants
Northeast	7	8.3	7.47
Midwest	10	11.3	3.16
South	20	17.1	2.98
West	23	15.7	0.62
All Regions	60	14.8	2.63

WHAT IS THE SOLUTION?

To summarize: a vacant property causes losses of approximately $150,000 in its first year: $133,000 from reduced property value for its neighbors, $14,000 in increased crime and $1,500 in increased costs for the police and fire departments. These findings clearly show that mitigating vacant and abandoned buildings is incredibly important to all parties involved, and the sooner the better.

Sources:
A. Klein. Understanding the True Costs of Abandoned Properties: How Maintenance Can Make a Difference, January 2017. The National Vacant Properties Campaign. Vacant Properties: The True Costs to Communities, August, 2005. J. Campbell. Solving Chronic Nuisance Problems: A Guide for Neighborhood Leadership, 2001.

That's where we come in! Our plan is to acquire blighted properties and renovate them to FHA standards to create low income permanent housing. If the properties are to far gone for rehab we will demolish them and build new modular homes. The homes will be for people with disabilities, the elderly, our veterans and low income families. We will also acquire improved lots and create temporary tiny home villages for the homeless. That will be the 1st step to help the homeless integrate back into society and eventually move into permanent low income housing.

HOW WE CAN HELP

Our passion is to take these blighted properties and return them back to productivity. With comprehensive rehab and resell, we can effectively reduce crime, create jobs, build the tax base, grow property values, strengthen affordable housing, and transform the community. Together with city officials, we can make our city an attractive and valuable place to live and work again!

Because blight begets blight, nuisance and abandoned properties cannot be ignored for too long.
We can expedite the process and make it much easier and less costly for the county.

1. WE HELP THE HOMEOWNER

The homeowner is often ready for a swift remedy, but are either unsure where to go or physically or mentally unable to find a solution.

They may be strapped for cash, and don't know how to fix the problem, which is why the property is in a deteriorated condition.

We find the homeowner and then negotiate with them a fair and equitable solution out of their predicament.

2. WE PARTNER WITH MUNICIPALITIES

We contact city officials working on fixing the property and offer our expertise. We can rehab the property, turning a blight spot to a bright spot. However if the properties is too far gone we demolish and build new good quality low income housing. We offer rent to own programs with 6 year terms. A land trust option can also be offered to lower to purchase price if the tenants still do not qualify for financing at the end of the term.

3. WE REHAB TO FHA STANDARDS

Not only do we increase the home's value and the neighborhood's overall appeal, we also make sure we can help deserving first-time home buyers experience the American Dream of homeownership.
All of our homes are rehabbed to FHA standards which means not only is the property improved significantly, it becomes an attractive home to young families. Through this approach we can effectively convert the city's most troubled properties and transform them into the most appealing, desirable, and highest valued properties on the street!

An Affordable housing & homeless shelter project

Ray's The Roof House The Homeless Foundation (RTRF) is a 501(c)(3) non profit, non partisan, charitable organization. Founded in 2019 by Ray Lacen in Burlington, NC. Our mission is to help the homeless, people with special needs, our veterans & elderly population. We are effecting positive change on 3 social issues negatively impacting communities everywhere. Food Insecurity, Homelessness and the lack of safe, affordable, low income housing. We have focused our initial efforts on feeding the hungry, the less fortunate and the homeless. By re donating food, donated to our non profit, to larger nonprofits & organizations in the Burlington that can feed more hungry people than our small nonprofit can. Together we are helping to to feed a lot more people than we could working alone. As participants in the Food Donation Connection's Harvest program. We were partnered with Outback Steak House and Olive Garden in Burlington. Those restaurants donate food to us weekly, food that they would normally discard. However instead of throwing away perfectly good food they freeze it, we pick up and deliver it. We rotate deliveries between the Piedmont Rescue Mission a non profit organization. They provide temporary shelter and a family atmosphere for homeless and disadvantaged men, many of whom have substance abuse issues. Their Alamance Pregnancy program offers a variety of services for women facing unplanned or crisis pregnancies. They house over 50 people at a time. Trinity Worship Center, has a large congregation & a food pantry for everyone in the church and the community who is hungry. Pre Covid they held a weekly dinner for anyone in need of food. The Caring Kitchen, is also a non profit that helps feed our community free of charge. In the last 3 years we have donated over 3,000 ponds of food with help from our community partners, all the way through the pandemic. In 2022 we will build a Transitional, Temporary Homeless Shelter prototype that can house up 2 adults and one child. We will also build a large 6 bedroom 4 bath home complete with two ADA compliant Master suites w/baths. The floor plan can accommodate different applications. Such as a multi generational home, a group home, an assisted living facility, a rooming house or a rental unit. We will be working with the High Point Community Development dept. To fill vacancies with families and individuals who have successfully completed their homeowners training program & are on a waiting list for affordable housing. The big difference between our project and others is the building materials. We will use 2 unconventional building materials. M2 Emmedue building system (https://www.mdue.it/en/emmedue-panels) a product that has been in use in other countries since 1981. Only a handful of states are currently using it, perhaps because we had no manufactures in the states until recently. This building material has many benefits over traditional stick built homes, to name a few there is no wood used in this product which makes it termite proof and fire resistant & no build delays due to wood shortages. It's hurricane and earthquake resistant as well as bullet proof. The build time is weeks rather than months. See for yourself (youtu.be/wa7dS2YSNvM).

The 2nd building material we will use for the Homeless shelter prototype is similar but the only concrete that needs to be poured is for the foundation. The company is Innovative building Technologies (**innovativebuildings.com**) They sell structural isolated panels. This unit is sold as a kit and can be assembled & disassembled in just a few hours and can be set up for temporary or permanent use. Perfect for homeless shelters or a disaster relief shelter, etc. We can build 4 or more units on a lot and create a homeless shelter tiny village to temporarily house individuals and families as they begin their journey to becoming productive members of society.

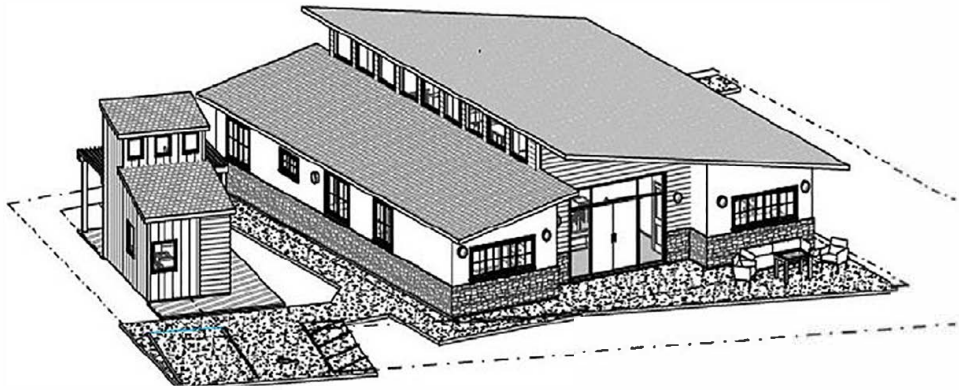
2 Non profits working together

https://www.hthomeless.org

https://www.buildinghumanity.org/

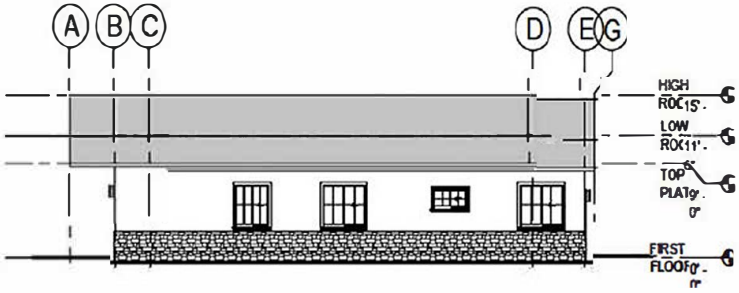
We contacted Erin Colshan the Founder of Building Humanity after reading about their 2018 Thailand build project. They had an international team of volunteers build a bakery and a basketball court for the Felix Family Orphanage in Surat Thani, Thailand. Not only that, they also taught the locals how to build. I was impressed and asked Erin if they would help us with our build in NC and she agreed. She and her husband are both accomplished architects and have been instrumental in getting our preliminary plan in motion. As well as enlisting the help of Engineers without Borders who will be doing some pro bono work on this project. Building Humanity works with communities that are addressing systemic issues such as housing, education, girls & women, nutrition & healthcare, economic stability & growth. Working side by side with a community, Building Humanity helps facilitate the construction of their projects using local resources, community involvement, and a team of volunteers and donated funds. Some other projects include homes for young families available through micro loans, a dormitory for girls to live and study during the school year, an eco-toilet facility, a community health center, a greenhouse to grow and sell vegetables, and a bakery that will employ local women and provide financial benefit to the community. Building Humanity focuses on projects that can address root issues within a community with short term action through the form of self contained projects. The collaboration between Ray's The Roof House The Homeless Foundation and Building Humanity is a great opportunity for these two charities to come together and complete a project that showcases alternative, affordable and safe, low-income housing & homeless shelter options.

Low-Income Housing & Homeless Shelter Project



3D View scale 5

Gross Lot 8,516.5 Sq Ft
Main House 2,448 Sq Ft
Accessory Dwelling unit (ADU) 240 Total Sq Ft
Main level 160 Sq Ft. w/80 Sq Ft. loft

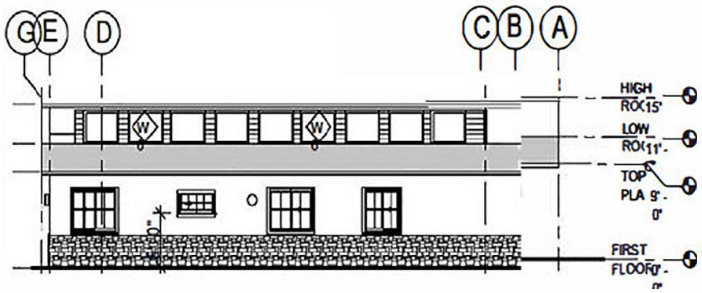


SOUTH 3

SCALE: 1/8" = 1'-0"

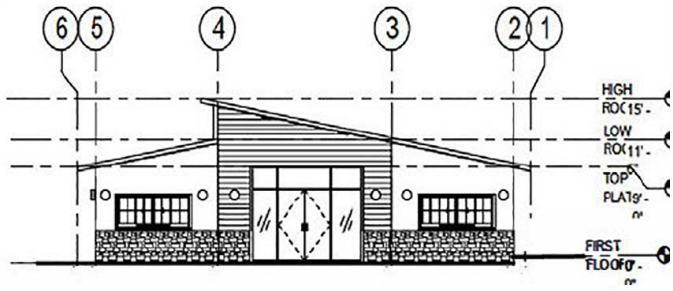
EAST 4

Scale: 1/8 == 1'-0"



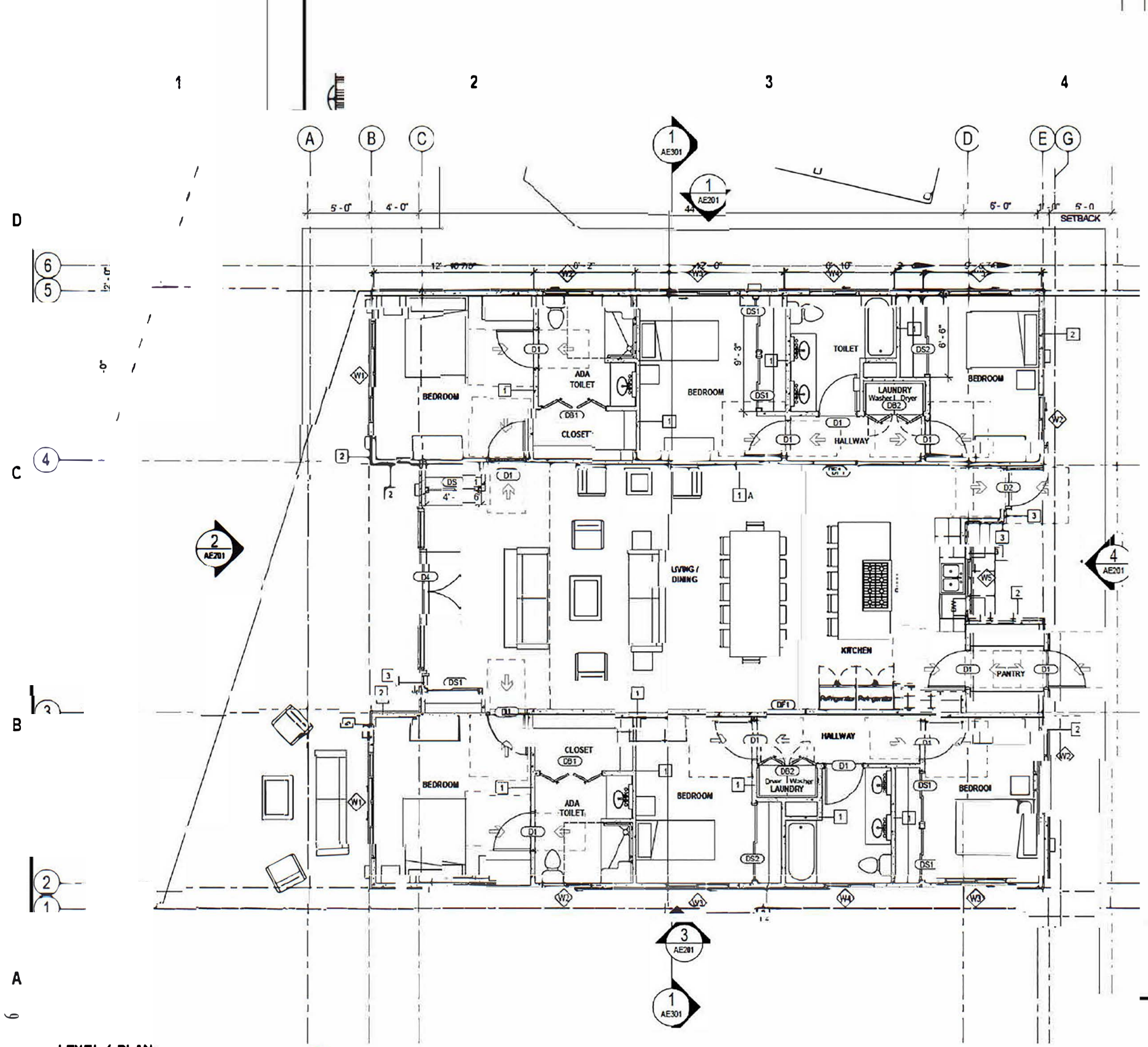
NORTH 1

SCALE: 1/8" =



WEST 2

SCALE: 1/8" = 1'-0"



LEVEL 1 PLAN

SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

SHEET KEYNOTES

LEGEND

WALL PER WALL TYPE

WALL TYPE

WALL TYPES

1 4" EMMEDUE WALL PANEL
1A 4" EMMEDUE WALL PANEL WITH WOOD VENEER
2 4" EMMEDUE WALL PANEL WITH STONE VENEER
3 4" EMMEDUE WALL PANEL WITH STONE & WOOD VENEER

KEY PLAN

PROJECT NORTH

TRUE NORTH

GRAPHIC SCALE(S)

1/4" = 1'-0"

PRELIMINARY Not for Construction

DESIGN DEVELOPMENT

BUILDING HUMANITY & RAY'S THE ROOF | 514 NEWTON PLACE | FIRST FLOOR PLAN

CONTRACT

AE101

A few reasons why M2 Emmedue is the building material for our Future

Benefits for the user

With the EMMEDUE® building system the best standards of comfort and functionality are achieved.

Thermal insulation

The EMMEDUE® structure brilliantly performs both insulation and load bearing functions: the thickness and density of the panel can be customized depending on the specific thermal insulation required.
Moreover, the continuous EPS core extends over all surfaces of the building envelope, without any thermal bridge. For example, an EMMEDUE® PSM80 wall with a finished thickness of about 15cm provides the same thermal insulation as an insulated masonry wall of about 40cm, with obvious advantages in terms of more usable space.
The possible combination with sound-absorbing materials (such as plasterboard, cork, coconut fibre, rock wool etc..), optimizes the acoustic insulation of these walls, which must comply with the strictest regulations.

Earthquake resistance

Laboratory tests carried out on full-scale prototype houses have shown that the EMMEDUE® structures withstand, without damage, earthquakes with intensities much greater than those considered by current regulations. In fact, during laboratory tests on full-scale prototypes, natural and artificial accelerograms were simulated up to peaks of more than 1,0 g, and no damage was detected.
The results obtained during these tests scientifically confirm what has already happened and often experienced in nature. In fact the structures built with EMMEDUE® panels are extremely light, so with a reduced seismic mass, but are also rigid, thanks to two sheets of reinforced plaster that interact with each other creating a box-like behaviour of the entire structure.

Energy efficiency

With the EMMEDUE® building system high energy efficient buildings can be built, complying with the highest energy classes thanks to an insulated shell provided by a continuous polystyrene core, without any thermal bridge or insulated ducts within the panels.
Therefore EMMEDUE® provides a significant improvement in thermal comfort inside buildings, drastically reducing energy consumption and promoting strategies aimed at sustainable development, as shown by an analysis conducted on a prototype showing that the CO_2 footprint is reduced by about 60% when compared to a conventional building.

Load resistance

Numerous laboratory tests carried out in several countries have shown the high load resistance of the EMMEDUE® panels. For example, compression tests with a centred load carried out on a finished single panel, 270cm high, have shown a maximum load up to 1530 kN/m ≈ 155 ton/m.
The monolithic joints of the EMMEDUE® building system are suitable to give constructions high structural strength.

Fire resistance

The polystyrene foam used for our panels is the self-extinguishing type and is perfectly enclosed between the reinforced concrete layers that coat the panel preventing combustion.
The fire resistance of the panels has been verified in tests carried out in several laboratories. For example, a wall made with a PSM80 panel ensures a REI 150 fire resistance, so it can be included in the REI 120 class. This means that for 150 minutes, the panel has proven to be: R = stable, E = resistant to passage of fire and smoke, I = insulating.

Cyclone resistance

Buildings made with the EMMEDUE® system in high risk cyclone areas have shown, over the years, the ability to withstand the passage of the most devastating cyclones. Laboratory tests carried out on resistance to cyclone impact have confirmed that the strength given by EMMEDUE® buildings is suitable to cope with the effects of the most powerful cyclones and damage caused by flying objects (tests required by U.S. regulations concerning protections against cyclones with speeds of up to 106,2 km/h).

Blast resistance

EMMEDUE® has subjected several types of panels, set in different types of high-strength concrete, to a series of blast resistance tests. The tests were carried out using a powerful explosive, in a test chamber optimized to produce a uniform shock wave on the face of the panels. EMMEDUE® panels stood up admirably to all tests, surviving explosions of over 29,5 tons/sq.m.

Benefits of the builder

EMMEDUE® is a building system that combines in a single element all the functions needed to create a complete architectural system ensuring maximum efficiency with all types of construction.

Cost effectiveness

The EMMEDUE® panels give better performance compared to conventional products, and with far lower costs.
In fact a simple structure made with this building system costs about 30%* less than a conventional structure, but offers the same performance.
Also an additional economic advantage is obtained as building time is significantly reduced.
*Data refer to a structure built with panel PSM125

Speed of installation

Several experiments carried out in all kinds of conditions, in different parts of the world, and using all types of labour, have shown a remarkable reduction in construction time for those buildings made using the EMMEDUE® system, compared to those made with conventional methods. This industrialized product, in fact, optimizes assembly processes, while minimizing labour force operations.
As an indication it is possible to get time savings of up to 40%*.
*Data refer to a structure built with panel PSM125

Lightness, manoeuvrability and transportability

The EMMEDUE® panels, due to their lightness and rigidity, are handy, easy to carry and assemble even under the most difficult operating conditions.
An EMMEDUE® panel, prior to plastering, may weigh between 3 Skg/sqm and 5kg/sqm, so a single person can easily handle a wall of over 36qm, that is a panel as tall as the average landing of a house.
*Data refer to a structure built with panel PSM125

Versatility

The EMMEDUE® building system allows complete design flexibility, as it is composed by a full range of building elements: load bearing walls, curtain walls, floors and stairs.
It can be easily used to realize any type of construction and any type of geometric shape, whether flat or curved, can be obtained just as easily by simply cutting the panels on site.

Integration with other building systems

EMMEDUE® is a very versatile building system, compatible with all other existing systems; in fact EMMEDUE® products can be used to complete reinforced concrete or steel structures. In addition, they can be easily anchored to construction elements of all different kinds, such as steel, wood or reinforced concrete.

Wide choice of finishes

Structures made with EMMEDUE® panels can be completed with all types of finishing or with traditional painting finishes on smooth plaster. In fact, the final surface of the walls is a thin sheet of reinforced plaster that can support any type of cladding, including stone slabs or ventilated facades.

The Revolutionary New Building Material That is Changing the Construction Industry!

Worldwide Residential and Commercial Building Panels

Accessory Dwelling Unit – 240 Quick Home by Innovative Building Technologies.

25K for basic model 32-35K Fully loaded https://innovativebuildings.com

(**Additional costs include: Building Permits, Labor, Foundation, Furniture & Solar)

The Design

On this site there will be two dwellings, a multi-Generational family home and a accessory dwelling unit (ADU). Both projects will become showcase models where various organization, municipalities or groups are able to see how these construction techniques may be applied to various scenarios, locations and situations.

The multi-family home will be constructed of an innovative modular building system that is hurricane and earthquake proof, fire resistant & termite proof. Due to global warming and North Carolina's volatile weather, a durable building that can withstand strong wind and airborne debris is essential. The M2 Emmedue Building System is made of expanded polystyrene modules, enclosed by double-galvanized steel mesh that are completed on site with two layers of concrete. The earthquake-resistant and thermo-acoustic performance, durability, environmental comfort and energy efficiency of M2 Emmedue buildings are certified and guaranteed at an international level.

The home is designed to accommodate multiple individuals and or families with two private wings connected by a communal space housing the kitchen and living areas. This home will also be fully equipped with Solar and a back up generator & ADA compliant for individuals with special needs. for more details go to their website and video link - https://www.mdue.it/en/ - https://youtu.be/wa7dS2YSNvM

The micro home will be constructed of pre manufactured structural insulated panels developed by Innovative Building Technologies (IBT). IBT's 240 Quick Home model has a 160 sf ground floor with an 80 sf loft, and a metal roof with built in solar panels. This quick-to-erect housing prototype combines 18-gauge steel studs with a two-part polyurethane foam, creating a lightweight and high strength panel system. These rapidly constructed homes can be assembled and disassembled in hours, easily stored, use as on or off-grid and can be temporary or permanent structures. They are currently being explored by the military and cities as disaster relief housing options.

The tenants will be selected by RTRF from the backlog of families and individuals currently waiting for homes through the Community Development & Housing Department's Home Buyers assistance program (2).

HOMELESSNESS

The United States has a significant population of people who are currently experiencing homelessness. From the very first settlements, the promises of freedom and opportunity have been hampered by the steady growth of inequality. Through our country's history of systemic racism, de institutionalization of the mentally ill, and the reworking of the welfare system in the 1990s, the most vulnerable within select populations are now most likely to experience homelessness.

Fundamentally, homelessness is a problem of income versus cost of housing. However, it is also a complex social matrix of a person's background, informal networks, education, employment, location, and luck, and its victims come from all ethnic, racial, and economic backgrounds. Homelessness affects all demographic groups and can be a one-time experience or a cyclical one. The only characteristic shared by people experiencing homelessness across the United States is persistent poverty. However, research also illustrates disproportionate rates of homelessness by demographic.

Even though there are many factors that may lead to homelessness, at its core is what is referred to as the affordable housing gap – the mismatch between incomes and housing costs. Affordable housing is often defined as not costing more than 30% of gross income. Cost burdened households often pay a much higher percentage, and they are often one paycheck or family emergency away from eviction.

"African Americans are considerably overrepresented among the homeless population compared to the overall U.S. population. While accounting for 13 percent of the U.S. population, African Americans account for 40 percent of all people experiencing homelessness and 51 percent of people experiencing homelessness as members of families with children. (3)

People with disabilities comprise 42.9% of the sheltered homeless population, but only 15.7% of the total U.S. population." (4)

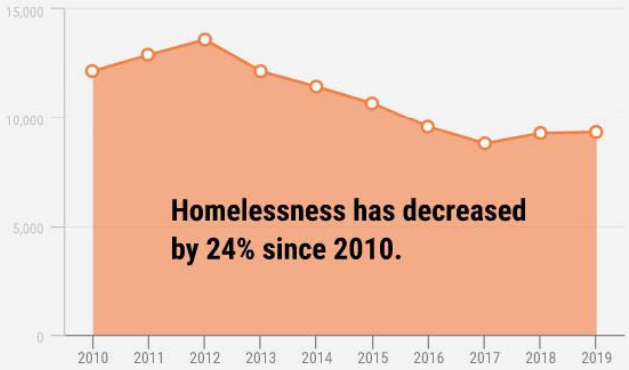
Each year the United States Department of Housing and Urban Development (HUD) publishes a report on the state of homelessness in America. The report includes a point-in-time count conducted in January, when the largest possible number of homeless individuals seek services to shelter from winter weather. According to HUD, a homeless person is anybody who lacks "a fixed, regular, and adequate nighttime residence." (3) According to the most recent report for North Carolina.

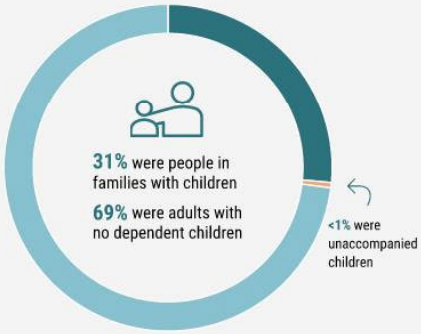
2019 Homelessness in North Carolina

9,314
people experienced homelessness in North Carolina on one night during the last week of January 2019.

27,900
Using this snapshot from January and data indicating the frequency of new episodes of homelessness, an estimated 27,900 people will experience homelessness in 2019.

0.5% ↑
The number of people experiencing homelessness during one night increased by 0.5% or 46 people in one year from 2018 to 2019.





14% are experiencing chronic homelessness, having experienced homelessness for at least a year -- or repeatedly -- while struggling with a disabling condition such as a serious mental illness, substance abuse disorder, or physical disability.

10% are veterans
Homelessness among veterans has decreased 28% since 2011, despite a 4% increase from 2018 to 2019.

51% are African-American*
Among North Carolina's larger population, African-Americans are only 22%. This indicates African-Americans experience homelessness at a disproportionate rate.

38% are female

17% are children under 18 years old
6% are 18-24 years old

6% of families include parents under 25 years old

8% are survivors of domestic violence

*7 counties did not report

Source: NC 2019 Preliminary Point-in-Time Count

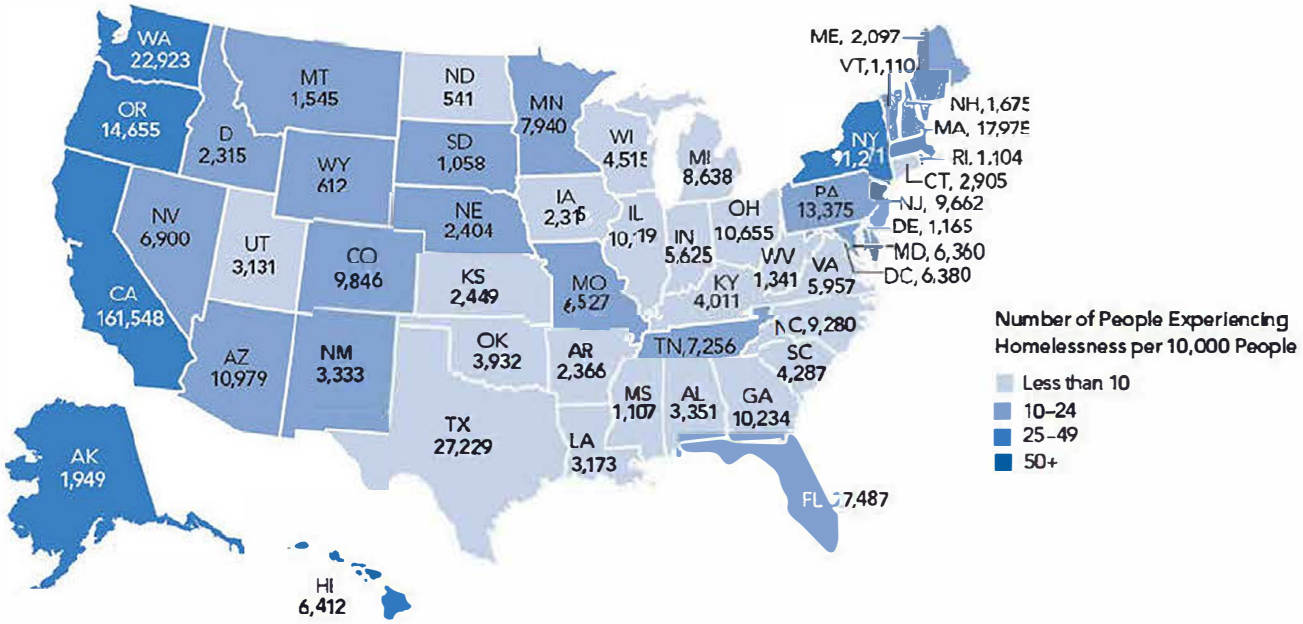
The Point-in-Time Count follows the U.S. Department of Housing and Urban Development definition of homeless: People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided.

NC COALITION to end HOMELESSNESS

1 State Estimates
Homelessness in the United States

Data source: PIT 2007-2020; Excludes Puerto Rico and U.S. territories

EXHIBIT 1.6: Estimates of People Experiencing Homelessness
By State, 2020



On a Single Night in January 2020

- More than half of all people experiencing homelessness in the country were in four states: California (28% or 161,548 people); New York (16% or 91,271 people); Florida (5% or 27,487 people); and Texas (5% or 27,229).
- California accounted for more than half of all unsheltered people in the country (51% or 113,660 people). This is nearly nine times the number of unsheltered people in the state with the next highest number, Texas. In the 2020 point-in-time count, Texas reported 13,212 people or just six percent of the national total of people in unsheltered locations.
- New York and Hawaii had the highest rates of homelessness, at 47 and 46 people for every 10,000 people in the state. California and Oregon also had very high rates, with 41 and 35 people per 10,000. While Florida and Texas contributed large numbers of homeless people to the national estimates, they had rates of homelessness lower than the national average of 18 people per 10,000 (13 for every 10,000 people in Florida and 9 for every 10,000 people in Texas).
- States in the West reported the highest percentages of all people experiencing homelessness in unsheltered locations. In California, 70 percent of people experiencing homelessness did so outdoors. Other states with more than half of their homeless population counted in unsheltered locations were: Oregon (61%), Nevada (61%), Hawaii (57%), Arkansas (54%), and Arizona (50%).
- Only one state—New York—sheltered at least 95 percent of people experiencing homelessness.

Changes over Time

- Unlike in prior years, when the rise in the national homeless population reflected large increases in only about a fifth of all states, between 2019 and 2020 the number of people experiencing homelessness increased.

IMPORTANCE OF A HOME

The desire for home, to be at home, is a primal human need. In the words of contemporary philosopher Thomas Moore:

"The need for home lies deep in the human heart: when our homeland is threatened, we go into action to defend it, and when our family house is violated we are profoundly offended. We spend our lives trying to 'make a home' – building, buying, renting, borrowing houses, staying in the old family homestead or moving from house to house according to the winds of fate. Few things are more important than finding a home and working at it constantly to make it resonate with deep memories and fulfill deep longings." (5)

Home is the center of our lives, the hub from which we may depart but always return to, a place that shelters our bodies and nurtures our souls. As protection against the uncertainty of our lives, the home serves as the hub of our personal world and its safety and stability are essential to our sense of wellbeing. The feeling of "being at home" describes a condition of ease and comfort, and so it is not unusual that people tell guests to make themselves "at home." But home is not simply a physical container of our lives, but one we appropriate, personalize, and express ourselves through. We may rent or buy a house or housing unit, but it is through occupation and personalization that the house becomes a home.

Inhabiting a home establishes an identity in the world, while communicating this self-definition to others. As Claire Cooper Marcus states, "A home fulfills many needs: a place of self-expression a vessel of memories, a refuge from the outside world, a cocoon where we can feel nurtured and let down our guard." (6) Our homes are an important means of orientation, safety and ease, and individual identity and expression. To experience homelessness is to be disoriented, exposed, and anonymous, bereft of these essential physical and psychic needs.

Those experiencing homelessness have no place to return to at the end of the day, no address for job applications and mail, no neighbors to rely on, no location for their lives. Recognizing the disorientation and even terror of being homeless, prompts us to care for those without homes, to insist that we all share the responsibility to house our fellow citizens. Housing, as has often been stated, is a basic human right.

THE ANSWER TO HOMELESSNESS HAS ALWAYS BEEN GETTING PEOPLE INTO HOUSING

The idea of revitalizing vacant and neglected properties is not new, but it is not done nearly enough, even though viable properties are in abundance. Older industrial cities in the Midwest and Northeast are commonly associated with blighted and abandoned properties. In fact, it is estimated that roughly ten percent of residential structures are vacant. The Brookings Institution found that in 60 cities with populations over 100,000, there are an average of two vacant buildings for every 1,000 residents. (7)

Region	Number of cities reporting abandoned property data	Average % of vacant land to total area	average number of abandoned structures per 1,000 inhabitants
Northeast	7	8.8	7.47
Midwest	10	11.3	3.16
South	20	17.1	2.98
West	23	15.7	0.62
All Regions	**60**	**14.8**	**2.63**

Source: (7)

AFFORDABLE, LOW INCOME HOUSING

In Guilford County, where most of the city of High Point is located, the minimum wage falls far short of what's needed to afford the fair market rent for a 2- bedroom housing unit. The housing wage needed for a two-bedroom house is 2.26 times higher than the actual minimum wage. (Guilford County Community Assessment). Twenty-three percent of the population of Guilford County has an income less than 125% of the poverty level, and 48% of renters were unable to afford the fair market rent for a 2-bedroom housing unit in Guilford County (Guildford County Community Assessment). Four in ten low-income people in North Carolina are experiencing homelessness or pay over half their income for rent. Most don't receive federal rental assistance due to limited funding. (8)

The National Low Income Housing Coalition's 2020 Out of Reach report, which documents the significant gap between renters' wages and the cost of rental housing throughout the U.S., found the national Housing Wage - the hourly wage a full-time worker must earn to afford a rental home at HUD's fair market rent without spending more than 30% of his or her income on housing - is $22.96 for a modest two-bedroom rental home and $18.65 for a one-bedroom rental home. A full-time worker with a standard 40-hour work week earning the federal or prevailing state minimum wage cannot afford a two-bedroom rental home at fair market rent in any U.S. county, and can afford a one-bedroom rental in fewer than 99% of counties (28 out of more than 3,000 counties) nationwide. On average, a worker earning the federal minimum wage of $7.25 an hour must work 127 hours every week (3 full-time jobs) to afford a modest two-bedroom rental home ($1,194/month) or 103 hours every week (2.5 full-time jobs) to afford a one-bedroom rental home ($970/month). (9)

AND THEN, A PANDEMIC

Before the pandemic began, rates of homelessness were on the rise across the entire United States. While data is still forthcoming, it's hard to imagine that the pandemic would not have worsened them. Experiencing homelessness has always been a dire health risk, and Covid-19 has only worsened that danger. Unhoused people are disproportionately affected by health conditions that can make coronavirus cases more severe, and are often forced to shelter, eat, and access hygiene in congregate settings where social distancing is difficult to maintain. (10)

The Future of Home Construction Building is Here

We will be constructing our Safe Affordable Low Income homes with the M2 Emmedue Advanced Building systems. Which offers an economical alternative to stick built homes. Emmedue allows for the creation of any type of structure from the simplest to the most complex, ensuring exceptional environmental comfort, fire, earth quake resistance and thermal-acoustic performance far superior to traditional building systems. There are numerous residential and social building projects successfully implemented using EPS M2 Panels, from Single Family Homes to multi-story residential apartments around the world. M2 EPS Panels have been utilized globally for residential construction for 40 years. M2 has proven themselves across all climates, sizes and architectural styles. Whether low income affordable housing, an entry-level family home or a custom-designed mansion the M2 Emmedue EPS Panel building system is the key to a healthful, energy efficient, disaster resistant and safe family home.

Introduction to M2 Emmedue building system - https://youtu.be/ddgD1rNW0iE

M2 Emmedue company website - https://www.mdue.it/en/

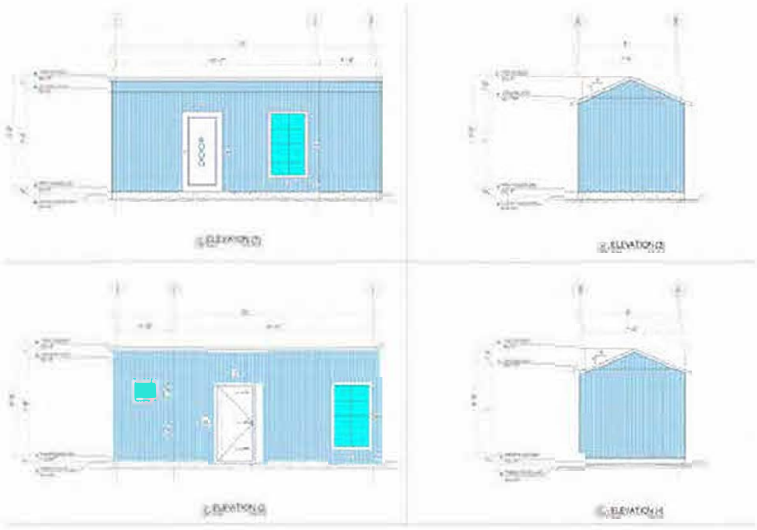
M2 Emmedue overview - https://youtu.be/Lvohyb6bYIQ

M2 Emmedue Lab tests and trials - https://youtu.be/LYq9ShhWMPo

M2 Emmedue EPS Double Panel installation - https://youtu.be/DyVRxVDBioc

Gulf Concrete Technology is the US Distributor for M2 Emmedue the link is for Approved. Sealed. Code Compliance - https://www.drjcertification.org/company/gulf-concrete-technology-gct

Can be configured In any shape



Before

After

Before

After


M2
EMMEDUE


M2
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M2
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RSG-3D RESILIENCE ADU

Makes a similar product as M2 Emmedue theses are some of there models & the types of homes we will build.

Small One Bedroom, One Bath - 390 Sq Ft

Ideal for Safe, Affordable, Low - Income Housing units, Tiny home villages for Veterans, Those with Special needs, the Elderly and Homeless. These units will work perfectly with the Housing First, Permanent Supportive Housing (PSH) & Rapid re housing (HPRP) programs.

A fundamental goal of rapid rehousing is to reduce

RSG-3D RESILIENCE ADU

Large one bedroom, one bath - 790 Sq Ft

6 - 10 of these units set up single wide trailer style would make a great safe, affordable, low - income housing unit or a tiny home village on a small parcel of land.

RESILIENCE ADU

Two bedrooms, Two baths - 750 sqft

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RESILIENCE ADU

Two bedrooms, One bath - 780 sqft

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RESILIENCE ADU

Three bedrooms, Two baths - 990 sqft

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RESILIENCE ADU

Three bedrooms, Two baths - 1,150 sqft

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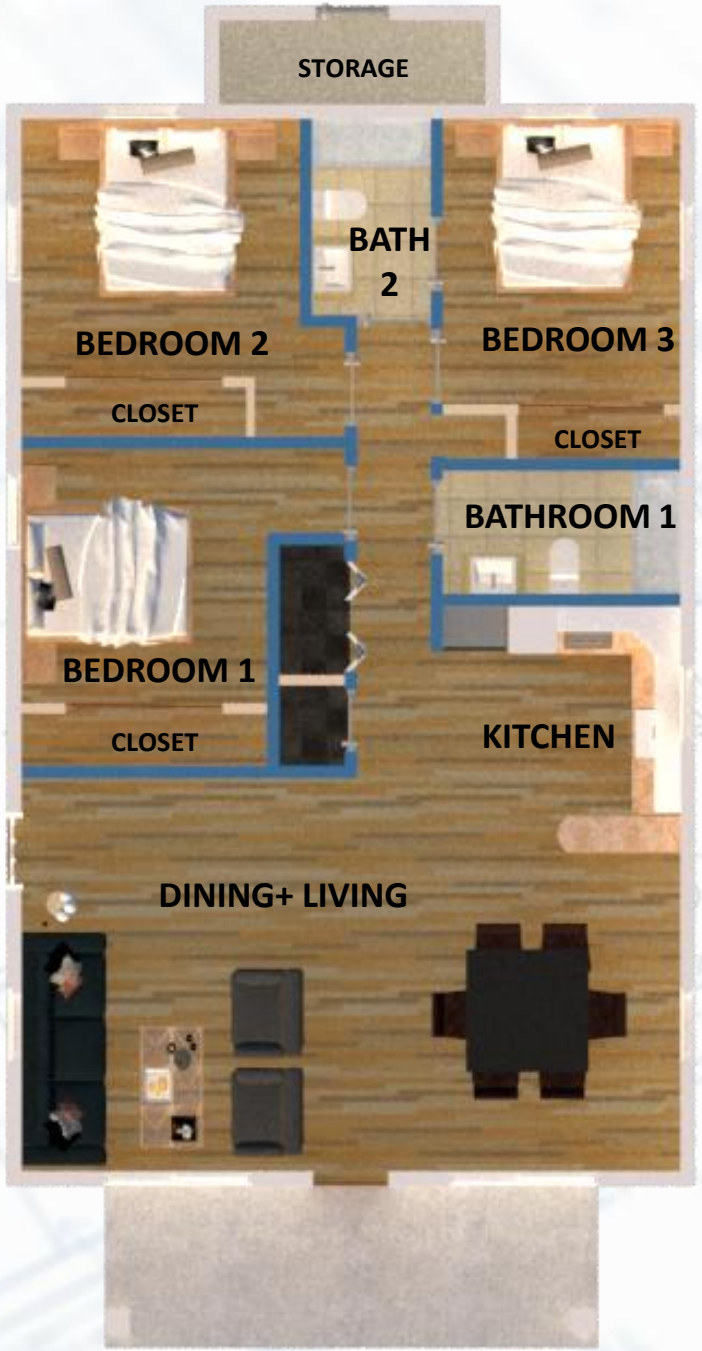
RESILIENCE ADU



1,150 sqft

Three bedrooms, Two baths

A division of www.rsg3d.com

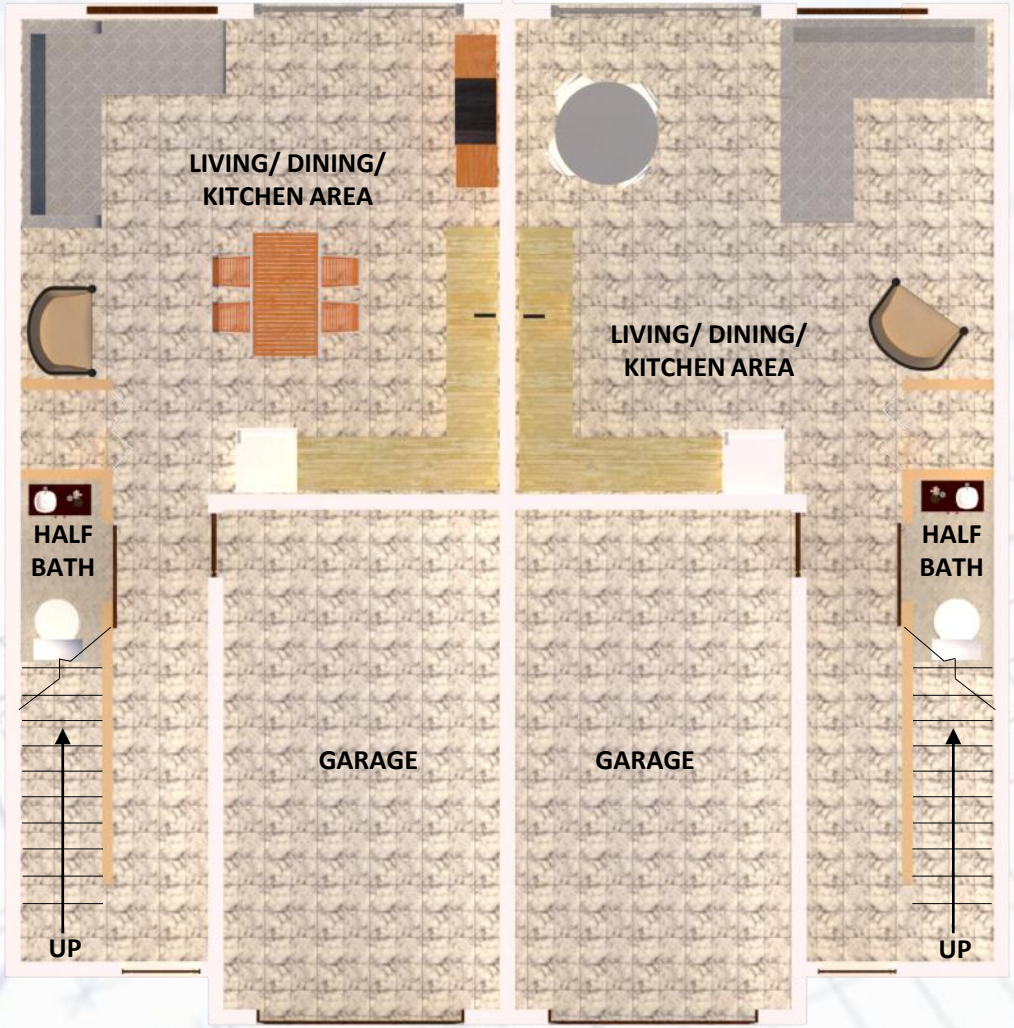
RESILIENCE ADU

THESE ARE THE TYPES OF HOMES WE WILL TO BUILD

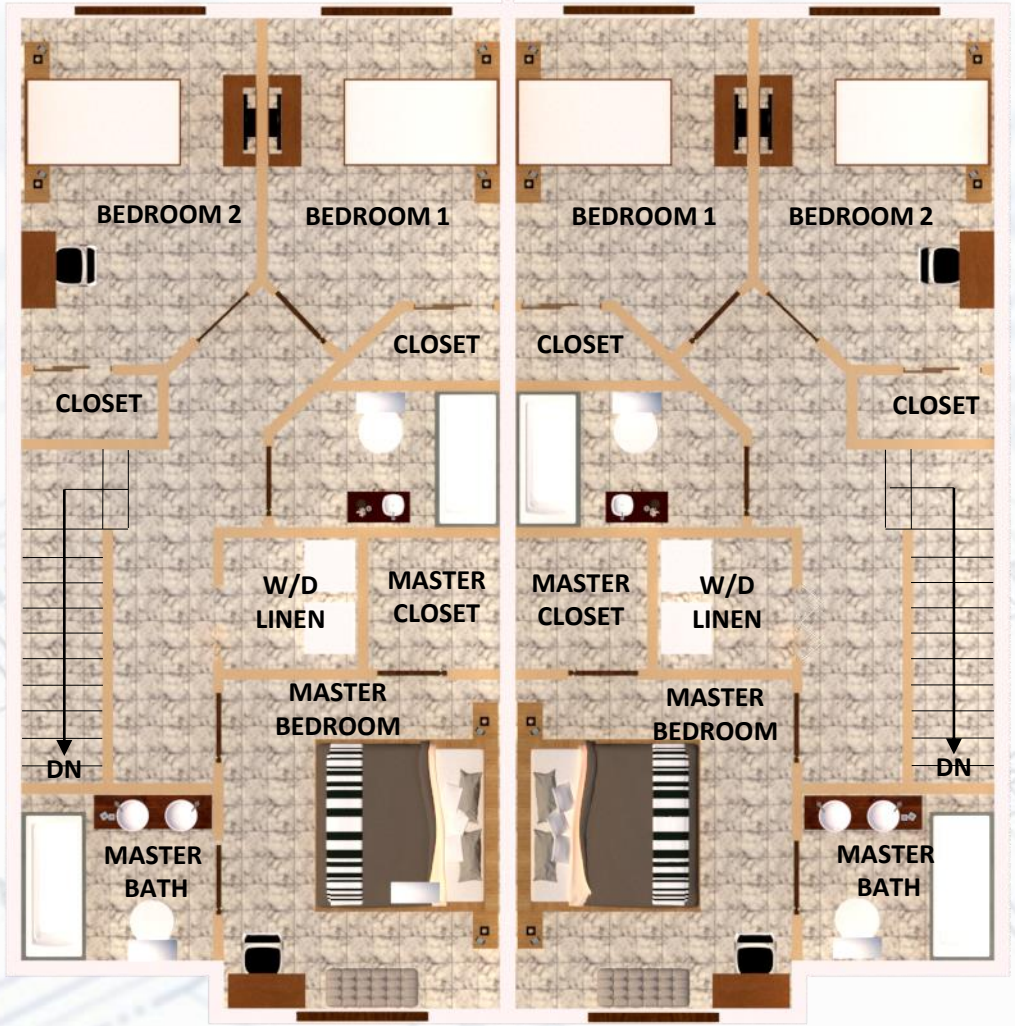
Duplex: 2 stories, 3 bedrooms, 2.5 baths per side - 1,470 sqft per side

RESILIENCE ADU

1st Floor



2nd Floor



1,470 sqft

Duplex: 2 stories, 3 bedrooms, 2.5 baths per side

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Ray's The Roof House The Homeless Foundation

4330 Pond Rd Burlington, NC 27215

919 440 1493

ray@hthomeless.org

www.hthomeless.org

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HOUSE THE HOMELESS
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BLESSING THE HOMELESS WITH A PLACE TO CALL HOME