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# WELCOME

## A LETTER FROM THE EXECUTIVE DIRECTOR

On behalf of the Boards and staff of the Low Income Housing Coalition (LIHCA), and Collaborative Solutions, Inc. (CS), I would like to welcome you to the 2021 Southern Conference on Homelessness and Housing at the beautiful Sandestin Beach! It is such a great opportunity to gather in this location and reflect on our work to end homelessness and housing instability so that all people may have a safe, decent, and affordable place to call home. We are excited to provide this unique regional training opportunity.

**The theme of the 2021 SCHH is The Pathway Home: Systems Change to Transform Lives.** We know that safe, stable, affordable, and accessible homes keep families healthy, kids in school, and help people find employment. While the COVID-19 pandemic has increased the number and scope of obstacles to accessing and keeping housing, it has also offered communities the opportunity and resources to change the way we design and deliver needed services to be more person-centered and equitable.

At this week's conference, you will have the opportunity to hear from a talented and diverse group of speakers from across the South. They will provide expertise and solutions on issues that arise in the field of affordable housing and homelessness. Our goals at the 2021 SCHH are to learn from one another, to work together on strategies to end homelessness, promote affordable housing in the South, and strive to create transformative systems change which positively transform lives.

This conference would not be possible without the generous support of our sponsors, the hard work of our staff, and the dedication of our program committee. Thank you! If you have questions about the conference or if you would like any information about LIHCA and CS's mission or programs, please do not hesitate to ask a staff member or a Board Member. We want to do what we can to ensure that this year's conference is both a highly informative and highly enjoyable time for you.

Together, we can discover best practices and explore innovative approaches to address housing challenges and develop sustainable and inclusive communities.



**RUSSELL BENNETT, LGSW, PH.D**

EXECUTIVE DIRECTOR, LOW INCOME HOUSING COALITION OF ALABAMA  
CHIEF EXECUTIVE OFFICER, COLLABORATIVE SOLUTIONS

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REGIONS

# WELCOME

## A LETTER FROM THE BOARD PRESIDENT OF LIHCA

Salutations!

A warm and heartfelt welcome, to the 2021 Southern Conference on Homelessness and Housing, is extended on behalf of the Low-Income Housing Coalition of Alabama (LIHCA). We applaud your dedication, to join us in the midst of a pandemic, to further solutions to housing challenges and to create "The Pathway Home: Systems Change to Transform Lives."

It is our sincere desire that this week's conference will educate, stimulate, empower, confirm, and/or reaffirm; as well as provide sustainable solutions, networking, and opportunities to further enhance the outstanding work performed by each of you. A hybrid conference is no simple undertaking. We hope to meet (and or exceed) your expectation of quality training and practical knowledge, from a talented and diverse group of practitioners who will share expertise, experiences, and most importantly an analogous passion for ensuring that all individuals and families have a safe, healthy, affordable, place to call home. Please be prepared to take the resources, options, opportunities, and solutions, for diverse, vulnerable, and special populations back to your respective communities, and advocate for implementation. During the awards luncheon on Thursday, we'll take time to tend to annual business. As a membership organization, we take very seriously our role as advocates, educators, and ambassadors. We want to ensure that you are involved in setting our course for the coming year and that your experiences inform our decisions. Thanks in advance for indulging us.

We are grateful for everyone that had a hand in bringing this year's conference to fruition. Much appreciation to the presenters, exhibitors, and generous sponsors. Many of LIHCA's amazing board members are also in attendance, while others have labored behind the scenes and are unable to physically join us. While practicing social distancing, pull us to the side please, and share your experiences, challenges, accomplishments, and or frustration(s); the LIHCA board welcomes your feedback and coincidentally is looking for a few good members.

Special thanks to Collaborative Solutions, without whom this conference would not be possible. Last, but certainly not least, thank you to each conferee. Whether you opted to be physically present or to join us virtually, your sacrifice of time and attention is greatly appreciated. We realize screen fatigue and mental exhaustion exists. Take good self-care throughout this conference, and beyond. Let us set aside any implicit or subconscious bias, and embrace the cooperative spirit and principles of Ubuntu, an ancient African (Zulu) philosophy of humanity towards others, as we disperse on Friday to further impact and alter the housing landscape of our respective communities.

Love and light,



**LAURETTA P. MOORE**  
LIHCA BOARD PRESIDENT

# 2021 SOUTHERN CONFERENCE ON HOMELESSNESS AND HOUSING

## GUEST SPEAKERS



### **RITA HARCROW**

**DIRECTOR, OFFICE OF HIV/AIDS HOUSING  
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT**

As Director, Rita provides leadership and vision for a federal office and authorized program dedicated to serving the housing needs of low-income Persons Living with HIV/AIDS and their families, including oversight for all aspects of the Housing Opportunities for Persons with AIDS (HOPWA) program, developing HUD policy on any national issues that arise related to HIV housing, and preparing an annual budget for a \$375 million national program. Under Rita's oversight, the Office of HIV/AIDS Housing funds 141 states and jurisdictions with formula grant funding, 81 renewal grants to nonprofits and local governments, and 7 competitive demonstration project grants. In addition to working with these grantees and more than 1,000 sub-awardee project sponsors, Rita communicates the policy positions and goals of the program at congressional briefings, in transition team and HUD leadership briefings, and through stakeholder and advocate communications.



### **NEIL RAFFERTY**

**ALABAMA HOUSE OF REPRESENTATIVES  
HOUSE DISTRICT 54**

Representative Neil Rafferty is the state representative for House District 54 in the Alabama House of Representatives. He is a Birmingham native and a Marine Corps veteran. After his term of service in the military, Rafferty used his G.I. Bill benefits to earn degrees from the University of Alabama at Birmingham (UAB).

He chairs the Democratic House Caucus Platform Committee. In the legislature, Rafferty sits on the Sunset, Health, Economic Development and Tourism, Transportation, Infrastructure and Utilities Committees. He has been appointed to the Alabama Challenge Veterans Suicide Task Force, the Opioid Overdose, Addiction, and Treatment Council, and the 988 Implementation Study Group. He resides in the Crestwood North neighborhood with his partner of 17 years, their dog and cat.



**For nearly 40 years, we've worked toward one mission:** to make home and community places of price, power, and belonging.

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#### **Bryan Hollander**

Vice President, Acquisitions  
Housing Credit Investments  
bhollander@enterprisecommunity.org  
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# CONFERENCE AGENDA

Collaborative Solutions, Inc. (ACE Provider Approval #1548) is approved to offer social work continuing education by the Association of Social Work Boards (ASWB) Approved Continuing Education (ACE) program. Organizations, not individual courses, are approved as ACE providers. State and provincial regulatory boards have the final authority to determine whether an individual course may be accepted for continuing education credit. Collaborative Solutions, Inc. maintains responsibility for this course. ACE provider approval period: 05/16/2021 - 05/16/2024. The following criteria must be met before CE Certificates will be issued: Attendees must complete the overall conference evaluation. Attendees must complete each session evaluation offering CE credit. Attendees must attend each session in its entirety. All Evaluations MUST be completed by October 25, 2021. A certificate with approved CE credit will be issued by November 15, 2021.

Wednesday, October 6, 2021

**HYBRID Sessions are offered live, on-site and virtually**

**Coral Ballroom Foyer - Registration 9:00 am-5:00 pm**

**Coral A - Opening Plenary - The Pathway Home: New Priorities and New Resources To Transform Lives - 1:00 pm-2:30pm**  
Guest Speaker: Rita Harcrow, Director Office of HIV/AIDS Housing

**Breakout Session 1**  
2:45p-4:15pm

**HYBRID Session Coral B - Successes and Challenges in ESG-CV Implementation**  
Christy Hahn, Collaborative Solutions Senior Program Manager, Affordable and Rural Housing

This session will cover how TA Providers can assist communities to implement their supplemental allocation of ESG-CV program funding to respond to COVID-19 and mitigate its impacts.

**HYBRID Session Coral C - Landlord Engagement During the COVID 19 Pandemic and Beyond**  
Mande Ellison, Collaborative Solutions, Inc.  
**1.5 CE Credits**

We all know how hard it can be to convince landlords to work with populations with more complex needs, especially in these uncertain times of COVID-19 pandemic-related complications and new outreach and funding opportunities for rental assistance. Please join us for an interactive session that includes tips and best practices for engaging landlords in communities with limited housing stock, and engaging activities to push you out of your comfort zone and into doing all you can do to help people find safe affordable homes.

**Coral D - What Happens Next? Helping Citizens Transition from Jail and Prison to Society**  
Dr. Demetrius Semien, Mobile Area Interfaith Conference  
**1.5 CE Credits**

This presentation covers how efforts to provide housing and solutions to homelessness intersect with reentry programs to assist people who have been incarcerated. As the "pathway home" for incarcerated persons, reentry programs often provide a way to transform lives, lower recidivism rates, and increase public safety. As a case example, Mobile Area Interfaith Conference (MAIC) will be featured. MAIC is a community faith-based agency that saw the need for reentry services and collaborated with community partners to develop three programs – the Metro Chaplaincy Program, The Neighbor Center, and the Academy for Career Development – to offer pre-release and post-release services to returning citizens.

**WELCOME RECEPTION**

5:00pm-7:00pm  
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Thursday, October 7, 2021

**Coral Ballroom Foyer - Registration 8:00 am-4:00 pm**

**Coral Ballroom Foyer - Breakfast 8:00am -9:00am**

Breakfast Sponsored Daily By:



**Breakout Session 2**  
9:15am -10:45am

**HYBRID Session Coral A - Homeless Outreach - Rehousing During a Pandemic**  
Michael Overway and Mitch Watson from Hunger & Homeless Coalition of Collier County  
Our two presenters will discuss rehousing during a pandemic, looking to multiple resources, and talking with local community funders to bring forward housing solutions.  
**1.5 CE Credits**

**Coral B - Homeownership Pathway: Turning Dreams into a Reality**  
Buffy Murphy, BancorpSouth Bank and Rod McCall, BancorpSouth Mortgage

Attendees at this homeownership workshop will examine down-payment assistance programs to lower housing cost, review affordable housing mortgage products from government and financial entities specifically for low-income households, learn to read a credit report, examine fixed versus variable mortgage rates, determine when to apply and receive a pre-qualification letter for house shopping, examine early disclosures and understand fees to be paid as part of the closing process, learn how to build a budget and determine your household debt to income, review types of insurance that protect homeowners, and examine programs that provide home repair financing with a home purchase.

**Coral C - Peer Supportive Service in Supportive Housing**  
Robin McCarty, LPC; Marie Holliday, CPS; Wiley Waters, CPS, JBS Mental Health Authority  
**1.5 CE Credits**

This presentation will focus on the benefits of having Peer Support Services as part of the support team to help individuals adjust from homelessness or institutional settings to permanent housing. Peer Support services is an evidence-based practice that employs individuals with lived experience with a disability to support individuals in their own recovery. JBS embraced the idea of peer support services early on the support has grown from employing 2 peers to 18 peers working in different settings throughout the agency including individuals with severe mental illness transitioning from homelessness or a residential care setting to independent living. We have found that peers have played an integral part in a successful transition. This presentation will provide an overview of Peer Support, discuss how peers assist with individuals living independently in the community, provide some lessons learned on having Peer Support on the team, and share success stories.

**HYBRID Session Coral D - Affordable Housing for Veterans by Bridging the Gap and Building Innovate Partnerships: Healthcare, CoC, and Housing**  
Sally Reed, Flagler Health/ St. Johns County Continuum of Care, Flagler Health; Bill Lazar, St. Johns Housing Partnership; and Lindsey Rodea, Flagler Health/ St. Johns County Continuum of Care

St. Johns Housing Partnership, a St. Johns County affordable housing non-profit, is in the process of building a 6-unit complex of 1 bedroom apartments for veterans with disabilities. Thus, SJHP reached out to Flagler hospital who is the lead agency for St. Johns County Continuum of Care, which has a goal to end Veteran homelessness in our community. Together, we developed a plan to address this need by bridging the financial gap between landlord and tenant by utilizing grant and hospital foundation funds for risk mitigation and implementing long-term case management and Veteran comradery to the tenants, in hopes of building self-sufficiency. With this partnership, we will be able to target this vulnerable population, by helping them gain access to affordable and stable housing, while also addressing other concerns that impact their sustainability and overall wellbeing.  
**1.5 CE Credits**

Thursday, October 7, 2021

**Breakout Session 3**  
11:00am-12:30pm

**HYBRID Session Coral A-** Braiding ESG-CV Funds to Implement Impactful Projects  
Jill Robertson and Christy Hahn from Collaborative Solutions, Inc.  
**1.5 CE Credits**

This session will include background information about federal funding sources available through the American Rescue Plan. Christy and Jill will present this information and answer any questions about allowable uses. Christy and Jill will also provide examples of braiding funds from other communities throughout the country and call for participants to share their experiences as well. In addition, Christy and Jill will identify an ESG-CV recipient or sub-recipient to present their success and challenges in this area.

**HYBRID Session Coral B-** Community First, A Home for the Homeless  
Layton Blaylock, Inferno Films  
**1.5 CE Credits**

Mr. Blaylock plans to present the feature-length documentary "Community First, A Home for the Homeless" which introduces an innovative new model for transforming the lives of homeless people through the power of community. The film tells the story of leaders and residents at Community First! The village, a master-planned development providing affordable, permanent housing for hundreds of chronically homeless people in Austin, Texas. The Village offers a variety of micro-enterprises providing the residents an opportunity to make a dignified income, and 20% percent of the residents have never been homeless but choose to live there as support. Community First! The village currently occupies 53 acres with tiny homes and RV's, community kitchens, bathroom/showers, community meeting areas, gardens, and libraries. It also includes a blacksmith shop, art house, the market for selling residents' goods, a Community Cinema/amphitheater, a bus stop, resident postal boxes, and much more. "Community First, A Home for the Homeless" illustrates how the sense of community at the core of the Village is transforming the lives of our homeless brothers and sisters. The film made its world premiere at SXSW and debuted on PBS in 2021.

**Coral C-** The Way Station - Providing a Safe Place for Birmingham's Homeless Youth  
Caroline Bundy; Heather Pressley, LICSW, PIP; and Byanca Underwood from AIDS Alabama, Inc.

During this session, AIDS Alabama staff will highlight the agency's newest housing program called The Way Station, an emergency, overnight shelter, and transitional living program for homeless, runaway, and at-risk youth ages 18 to 24 in Birmingham, Alabama, near the city center. The Way Station is intended to be a refuge, but only a temporary stopping place on their journeys as these youths set on the way of their own lives as successful young adults. The Way Station staff anticipate a September 2021 groundbreaking. Currently, no shelter like this exists. Adult shelters are not seen as a safe alternative to life on the streets by the youth, as many states that they risk physical and emotional abuse and theft of what little property they own by the savvy adults residing in adult shelters. The Way Station will fill a gap that is necessary to the health, safety, and well-being of these young people and start them on their way to a sustainable life as productive adults.

## AWARDS LUNCHEON

COASTAL BALLROOM  
12:45 pm-2:15  
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Thursday, October 7, 2021

**Breakout Session 4**  
2:30pm-4:00pm

**Coral A-** Diversity, Equity, and Inclusion in Hiring  
Jeri Tindal, One Roof

How to create an inclusive workplace where diversity can thrive. Seems difficult, but not as much as you think. Making changes in your job descriptions, diversifying your recruitment pool, and hiring for the skills you actually need can help you go a long way towards building a workplace culture where staff from diverse backgrounds can thrive. Our organization has been working on these initiatives for years with results we would love to share with you.

**Coral B-** Creating Capacity in a Crisis - Lessons from 2020  
Dawn Gilman, Changing Homelessness, Inc

When future historians look back on 2020, many conclusions will be drawn about the effects of this tumultuous year, including how it highlighted the inextricable relationship between housing and health. Those experiencing homelessness are some of the people most susceptible to viruses like COVID-19, and the onset of a global pandemic created a new perspective: a stable home is essential for the health of individuals and our collective wellbeing. It also gave housing and homeless advocates, like us, a unique opportunity to form new partnerships and take meaningful steps towards long-term solutions. To accelerate progress on ending homelessness Changing Homelessness utilized a variety of technical assistance, contract workers, and new partnership.

**HYBRID Session Coral C-** Seeing the Whole Picture: The Overlap of Homelessness and Intimate Partner and Sexual Violence and How We Can Address It  
Janice Miller, House of Ruth Maryland  
**1.5 CE Credits**

HUD's definition of homelessness includes a Fleeing or Attempting to Flee Domestic Violence category. Yet there is a real conflict between the confidentiality and safety requirements of the Violence Against Women Act (VAWA) and the data-sharing requirements of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) that often results in the absence or reduced participation of many intimate partner and sexual violence (IPSV) service providers in local Continuum of Care (CoC) planning and services. As a result, Coordinated Entry systems often fail to identify and consider victim vulnerability when determining housing placements, putting them at risk for further serious injury. Programming meant to increase economic and housing stability for homeless individuals and families can unintentionally re-traumatize survivors slowing down or reversing progress toward these goals. This presentation will discuss why it is critical that CoC's consider IPSV when addressing homelessness in communities. An analysis of the two main point-in-time counts that measure this overlapping population will be shared, and policy considerations will be presented to improve the accuracy of the data. Participants will learn how House of Ruth Maryland engaged their local CoC to elevate awareness of IPSV as a contributor to and a result of homelessness and successfully partnered with the CoC to provide services to this vulnerable population while fully protecting survivor safety and confidentiality.

**HYBRID Session Coral D-** Emerging Rental Assistance Strategies in the Wake of the Pandemic  
David A. Jackson, Federal Reserve Bank of Atlanta

This session will explore emerging practices and strategies for programs that address rental assistance and anti-displacement efforts in the Southeast.

Friday, October 8, 2021

**Coral Ballroom Foyer - Registration 8:00 am-12:00 pm**  
**Coral Ballroom Foyer- Breakfast 8:00am -9:00am**

**Breakout Session 5**  
9:15am-10:45am

**HYBRID Session Coral B-** The Other Side of the Desk  
Byanca Underwood and Shayla Elom from AIDS Alabama, Inc.  
**1.5 CE Credits**

This presentation will discuss factors that cause homelessness; how homelessness is measured and how to properly assist individuals who may not have the same belief system as the social worker. There will be an interactive slide show with different scenarios to discuss. I have even prepared a quiz for those in attendance and a lot of goodies to give out when audience responses are correct. After the session, participants will be able to 1) Understand why people may be experiencing homelessness, 2) Relate to the population we serve and reserve judgment, and 3) spot some cultural cues with clients we serve so we can serve without offending.

**HYBRID Session Coral C-** The Journey to Housing for Those Who Are Struggling with Homelessness  
Lori Floyd and Kathleen Waelti from The Right Place, Inc.  
**1.5 CE Credits**

Showing a collaboration of services and providers working together in a rural community with little resources for those struggling with homelessness. We will provide learned experiences in filling gaps that allow those who have faced chronic homelessness the opportunity to find shelter and supportive services even during a pandemic.

## CONFERENCE CLOSING SESSION

CORAL A  
11:00am-12:00 noon



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