



UNIVERSITY OF SOUTH ALABAMA
MELTON CENTER FOR
ENTREPRENEURSHIP AND INNOVATION

Day Center for the Homeless
Needs Assessment & Feasibility Study

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Purpose

The purpose of the study is to investigate whether the services previously provided by 15 Place are being provided in some systemic way by other organizations and to what extent. Ultimately, the questions are whether a new Day Center is needed and is it feasible?

History

The Women Resource Center in Washington DC invited representatives from five cities (Anchorage, AK; Mobile, AL; New Orleans, LA; Long Beach, CA; Tri Counties outside Alexander, VA) based on the power of their homeless coalitions to come together to explore and develop strategies for dealing with homelessness in their communities. The contingent from Mobile included Lyn McDonald, Regina Hardin, Alberta Davis, Michael McDonald, Dan Williams, Lister Thomas, and others. They represented different specialties within the homeless support community, and their challenge was to develop a strategy to tackle homelessness in Mobile, AL. Through their efforts, 15 Place was born.

According to Lyn McDonald, the former executive director of 15 Place, “Homeless services tend to be designed according to what is going to be paid for. We had a 15 Place grant to care for the homeless, a housing grant from Catholic services. Housing First set themselves up to be an administrator of the grant. 15 Place paid a certain percentage of the grant as a fee to Housing First. Charles Fail (Minister of Methodist Church) suggested using his church’s empty Sunday school building. The city had purchased two buildings on St. Anthony Street, so we raised \$100,000 by selling the two buildings and retrofitted the Sunday school of his church. In order to keep Charles paying the mortgage, we paid \$7,495 as a monthly rent.” 15 Place was located in the church’s Sunday school at 15 S. Joachim Street in Mobile until approximately 2013/2014. It was a Day Center with a mission to provide services to the homeless community.

In approximately 2014, 15 Place and Waterfront Rescue Mission were coming together and moving into a newly constructed \$3.5 million facility at 279 N. Washington Ave. Lyn McDonald shared that “Bill Bru, Executive Director of Waterfront Rescue Mission, wanted to build a new mission and designed a new building for 15 Place. 15 Place would go in and pay rent of \$7,495.” “The reason we are moving is that we will have a purpose-built facility that will enable us to serve our clients in a better way,” Bru said. “The consideration of 15 Place and putting both agencies together adds tremendous efficiencies and eliminates duplication of services. It’s a win-win, any way you look at it.”¹ However, during the transition, the Department of Housing and Urban Development, known as HUD, changed its funding priorities. HUD’s new direction did not include funding for Day Centers to provide support to the homeless population. This led to Housing First absorbing 15 Place in 2015 and changing the mission: “The ‘new’ 15 Place’s primary focus is to locate permanent, affordable housing for the homeless individuals who walk through its doors.”²

¹Pickett, R. A. (March 4, 2011). “Waterfront Rescue Mission, 15 Place to Move into Purpose-Built Facility”, Mobile Press-Register, Retrieved from http://blog.al.com/live/2011/03/waterfront_rescue_mission_15_p.html

² Edge, M. (August 26, 2015). “Day shelter expands vision to provide more than a meal and a bed”, Lagniappe, Retrieved from <https://lagniappemobile.com/day-shelter-expands-vision-provide-meal-bed/>

15 Place: Services & Assessed Outcomes

15 Place provided a variety of services for the homeless community including free daily lunches, shower and laundry facilities, a bag drop, a physical address to receive mail (e.g. social security cards, disability payments, food stamp debit cards, drivers licenses, job searches, etc.), a centrally located and climate controlled environment, a safe haven, and a one-stop-shop for support services including medical, counseling, and veterans assistance. Legal services were offered through volunteer lawyers, and job search assistance included help with interviewing, clothes, and transportation. According to Lyn McDonald, “VA social workers and employment counselors were in the building. Most homeless people have mental illness: depression, drug and substance abuse. Mental health services were provided with the cooperation of AltaPointe and USA psychiatric services.”

Ms. McDonald believes 15 Place helped in other ways, “Homeless people need a centralized place so they know where to be. (15 Place) helps the community socialize homeless people. We had different volunteer groups every day of the month, including schools, churches, student organizations etc.” A participant we interviewed agreed and felt 15 Place’s impact was community-wide.

One of the best things about 15 Place was that they engaged their clients with the local community. For example, Bayfest rented out 15 Place and hired homeless people for the event. Also, homeless people were hired for homeless count every year and got paid. 15 Place accepted the people who are not welcomed by other places. 15 Place did not solve the homelessness problem but it improved the quality of life of homeless population.

Lyn McDonald indicated she and her team tracked the Day Center’s outcomes pertaining to “all the services each person obtained: Meals, showers, laundry, transportation, medical appointments, and legal services. The ultimate (outcome) is housing obtained and retained. We tracked whether they came back in 3, 6, or 12 months. Criteria for discharge was whether they obtained permanent housing or transitional housing, moved out of the area, disappeared, went to jail, moved in with family or friends, or died.”

“Conservatively, out of 1,000 (people served) a year, 3% got permanent subsidized housing in really a good year, another 4.5% received subsidized supportive housing, 1% temporary treatment facilities like Salvation Army or Waterfront, 6% died, or disappeared (moved out of the area). The remaining majority came for lunch, like Mexican laborers living together in a trailer.”

According to Ms. McDonald, 15 Place served “85-130 (people) a day, 1000-1500 a year (conservatively 1,000), and 30% (were) veterans. All had to meet the hard criteria for homelessness.” The Day Center also served seasonal homeless people coming from Chicago in the winter (‘Snowbirds’). Out of 1,000 a year, 10% (were) not really homeless and 50% (were) entrenched, old timers.” Housing First continued tracking outcomes after on-boarding 15 Place. Eric Jefferson, CEO of Housing First, shared at the Homeless Summit that 15 Place, prior to its mission change, served 130 who simply came and dropped their bags, 100 for lunch, seven took

showers, five worked with computers, and 80 came for mail. Mr. Jefferson shared at the event that these activities were not significant enough to justify the costs of the Day Center (See Appendix A under Opening Plenary).

Methodology

To answer the research questions, we used a triangulation methodology. This approach combines multiple primary and secondary methods of collecting data including interviews, documents, observations, articles, and meetings. We attended the 2017 Homelessness Summit hearing presentations from community support providers and conversing with presenters and participants (See Appendix A for summary of important information). In addition, we conducted over 30 hours of interviews with over 30 individuals representing homeless support organizations and homeless clients. Observations were made from service providers and homeless clients. Secondary source documents were gathered from several homeless support organizations, as well as on-line materials from newspapers and organization and community websites (See Appendix B).

The questionnaire used to interview individuals representing the homeless support service providers contained the following questions:

1. Do you believe the services 15 Place provided are still offered by other organizations, facilities, or agencies? If so, who are they?
2. Has your organization been affected by the closing of 15 Place? If so, how?
3. Do you believe there needs to be a day center like 15 Place?
4. If there is a need for a new day center, do you have any suggestions for how it should operate, the services it should provide, etc.?
5. Gaps in the ecosystem: Given the services provided (in the community), what gaps exist in our community?
6. Are there enough temporary housing options? Permanent housing options?

The questionnaire used to interview the homeless clients at the 2018 Project Homeless Connect can be found in Appendix C, along with the aggregated responses.

Findings

Question 1: Do you believe the services 15 Place provided are still offered by other organizations, facilities, or agencies? If so, who are they?

The responses were fairly evenly split between “no” and “somewhat”/ “partially”. The answers seemed to depend on what type of services the interviewee’s organization provided and how their organization responded to the closing of 15 Place.

The services provided by the former 15 Place are partially offered by other groups. Applicant in-take and case management are still be provided by Housing First at Washington Ave. The clients served by the homeless support service providers receive assistance formerly provided by 15 Place (See Appendix D). However, the general community lacks services such as mail, baggage drop, showers, laundry, and a place for the homeless to spend the day. The most missed service is mail. Baggage drop is #2. Showers

and laundry are offered at emergency shelters, like Salvation Army, Waterfront Rescue Mission, and McKemie Place but only for their clients.

The following quotes from the homeless providers reflect the loss of mail service in the homeless community.

Mail, mail. Because that's where you get your food stamp card, your prescriptions.

Currently there is no place for the homeless to get mail. The shower service and mobile washing machine, Clean Machine...are provided sometimes. I don't think they have a schedule for that either.

The ones that are not provided include mail. That is one of the big things. We do not know where those clients are receiving mail vs. 15Place they were able to go there and receive their mail. Food stamps, IDs, mail from doctors. They didn't have to guess when asked what their mailing address was. It kind of eased their minds and gave them comfort.

Every person we interviewed highlighted this loss. While McKemie Place now has a P.O. Box for their ladies, they are the only ones. Participants believed it is difficult for the homeless to get in a “better place” and work toward important life goals without the ability to receive mail, because it is critical for so many things.

Other 15 Place services not consistently available include bag drop, safe haven, and offering a one-stop-shop (more efficient in many ways). The following statements reflect these service gaps.

Another problem is bags. If a homeless client has a job interview, now they have nowhere to leave their bags. What do they do? They go into survivor mode and stash it somewhere. Nine times out of ten they leave it somewhere they are not supposed to. There has been times they left bags around our facility. I understand, but at the same time it creates a problem.

The inability to store their stuff increases in back pain, shoulder pain, and all kinds of pains coming from carrying backpacks over 22-25lbs all day long.

There are some things that are missing. The benefits of 15 Place was that everything was in one location and you could take care of more services at one spot.

In summary, some of 15 Place's services are offered or have been absorbed by other community services providers, while others have not. Mail is consistently the #1 most missed service, followed by bag drop, and somewhere to go during the day to get out of the elements.

Question 2: Has your organization been affected by the closing of 15 Place? If so, what are the effects?

Each service provider we interviewed shared the effects of 15 Place's closing on his/her organization and in all but one case the effects were negative. Since the closing of 15 Place, providers like McKemie Place and Mobile Rescue Mission have attempted to on board some are all of the services formerly provided by 15 Place. Here are excerpts of our interviews.

When 15 Place closed, the services they were providing during the day, we had never provided before. We leaned the heaviest on 15 Place out of all the homeless shelters in town. We were 100% using 15 Place every day. My (clients) ate their lunch there, they stored their bags there, they got their mail there and a lot of them were receiving SS benefits, or their VA benefits, or they have a court hearing for the custody of their children. (In response) we rented a post office drawer, at the broad and Spring Hill post office location. We called on our social media and said "hey, we no longer have lunch offerings, we need you to prepare sack lunches for our ladies." So we have had more than enough groups respond, and we now have a lunch list for the people that provide lunches. They just bring a sack lunch. So we got lunch covered, we got mail covered...got the clean machine involved, so our lady's laundry is now taken care of. So we got everything covered except a place for them to be out of the weather. (Note: They used Spring Hill Rec Center and now St. John's Episcopal Church as a Day Center for their clients). Now we have been forced into those roles with 15 Place closing.

(Now it is) hard to reach our (clients): Used to contact (clients) via mail. When 15 Place was open, I used to send a van there twice a day to pick up my (clients). Now, I do not know where to send the van. It becomes harder for my (clients) to get to the clinic. (Note: The chronic homeless is the group, this provider is most concerned about. After the closing of 15 Place, the provider saw a 50% drop in visits).

(We saw) a 40% increase in...meals (served). Because there is no place to be during the day, more people showed up..., and accordingly brought in a lot of spice. (We) had to push back the opening (later) for security reasons.

Housing first model, since the closing of 15 Place, is too slow and too cumbersome. There are too many steps.

Doctors at Health Care for the Homeless used to send test results and follow up to 15 Place through the mail. I think that is where it would affect their health. It has 100% affected (us) because we now get crisis calls. Where we used to get two per week, we (started getting) six or more per day. Now, we keep track of them. From February until December 31st we had 306. So that was in a period of less than a year. Almost a call a day. Sometimes we get calls in the middle of the night.

Based on the responses, the immediate effects were negative and widespread. However, organizations are adapting. Some organizations are expanding their missions to fulfill the needs of their clients. Thus, opinions about opening a new day center vary.

Question 3: Do you believe there needs to be a day center like 15 Place?

Most people we interviewed believe there is a need for a new day center, but opinions vary quite a bit as to what it should look like. The following interview excerpts are representative of the sample.

I believe a need exists, but a new model is necessary (Note: This participant believes the old 15 Place will not work. For one, it is too expensive. This person advocates a shared, community approach to providing services and believes it is important to use funding from individuals and private foundations rather than government money).

I do not think there is a need for a 15 Place. If there was a 24/7 place for the women that would give them a place to go and then the men's shelters to do the same.

I think done intentionally, yes. Absolutely. People need somewhere to be.

Yes, for the sake of people who are eligible for programs but are placed low in the prioritization system that the support would not reach them.

McKemie was the single largest group that was affected. But, you have all these others that are not receiving services. Either they do not want to (be in a shelter), they want to live on the street, they don't want people telling them what to do, whatever their reason is. But, they are also affected because they no longer have a place to take a shower, get a meal, or their mail. You cannot get a job without a mail box. All those people are still affected.

Most definitely. They should operate it like any other day center. And it needs to be somewhat close to downtown. If you are homeless and cannot be on private property and you can't be on public property, then where can you be? Yes, they need a day center and the city needs to (help) fund it.

One of the homeless clients we interviewed at the 2018 Project Homeless Connect communicated it this way:

My mother...is homeless. She sleeps in her car, she is 65 years old and has lots of health issues. Having 15 Place close was a bad thing, it was the worst decision they could have made. There is no place for my mother to go or to get the services she needs to help her find housing. My mother and I are native Mobilians. We know Mobile inside and out. But, there is a difference in being homeless in the 90's or early 2000's than it is to be homeless now. There is much more danger

than there was. There is no place for them to go during the day. They hang out at the convince stores, the homeless would be hanging out on train tussles and the train tracks. If they had somewhere to call their own and be during the day. Something that they can be more permanent that could be considered a temporary home but could call their own. I am very disappointed in my hometown. They have to do better. We should not have a homeless problem in Mobile.

These responses reflect the sample's view that gaps exist and something should be done, but there is disagreement as to whether or not a new day center is the answer. Opinions vary for several reasons, including funding, costs, impact, safety concerns, and usage. HUD priorities have shifted so funding for day centers through HUD no longer exists. This is problematic since 15 Place's budget was comprised primarily of HUD funding. Others have concerns about usage and value. Eric Jefferson, CEO of Housing First, indicated 15 Place was serving 130 who simply came and dropped their bags, 100 for lunch, seven took showers, five worked with computers, and 80 came for mail. Mr. Jefferson shared at the event that these activities were not significant enough to justify the costs of the day center (See Appendix A under Opening Plenary). Other interviewees questioned 15 Place's long-term impact.

15 Place had become...a very comfortable pleasant place, but it wasn't necessarily empowering clients to know their options, to explore their options. I don't believe in policing people. If you don't want to do something, you don't want to do it. But you can be encouraging and introduce helpful productive or access to productive activities and self-growth, because otherwise it can be really easy, especially if you're in crisis and trauma, to remain very stagnant.

Yes, and no. I say yes because it did provide services. At the same token...There is an enabling factor there. I do not think it needs to be the way it was previously. A lot of people saw it as "the Homeless hangout". So what you have is various individuals...that would come there, watch TV, charge their phones. They did nothing productive all day.

One of the homeless clients we interviewed felt safety was a concern:

"Some of the people that came in there. A way to filter out the trouble."

Others had similar thoughts:

The atmosphere of the 15 Place was not healthy and happy. Some families at Family Promise were actually reluctant to visit there.

Police were called there a lot and police cars were all over, which brought a bad reputation to 15 Place. If there had been on-site security, many problems could have been prevented and some of the bad reputation they got could have been avoided. I am sure (not having on-site security) had to do with the budget.

A (new) 15 Place is just going to open it up for what it was before.

Participants have different opinions on this matter. It is also important to note the number of homeless in our community not in shelters has increased since 2014. In 2014, the number of unsheltered individuals was 137; in 2015, it was 214; in 2016, it was 236; and in 2017, the number rose to 265).³ Many participants believe the time in count numbers are low based on the criteria used. If so, then the number of unsheltered individuals in our community is higher. Another concern is the number of individuals placed in housing that return to homelessness within two years. In 2015, twenty-one percent had returned to homelessness, and in 2016, it was twenty-two percent.⁴ This percentage represents the number of individuals that recycle through the system in a two-year period.

Question 4: If there is a need for a new day center, do you have any suggestions for how it should operate, the services it should provide, etc.?

After content analyzing the data, the themes are to share resources and increase efficiencies, create a campus style community, and develop a healthy culture. Changing the culture was referenced on two levels, the day center and within the community. The participants felt that strong programs, education, and community support targeted at helping the homeless improve their situation is important if we are to change the culture at the individual, organization, and community levels. As one participant noted, “Failure is easy but success is terrifying. If you have been a failure for a long time, you do not know how to stay successful. They need a strong support system to keep them succeeding until it happens.” Below are interview excerpts that reflect the sample.

What we really want for people is housing if they want it. But we have to support and sometimes help build those life skills and those soft skills that we all take for granted that are so necessary to obtaining it. Sometimes we can perpetuate some stagnation if we're not careful. I would love to see access to really meaningful services. Things like GED classes, very basic communication classes. We really take for granted how valuable the soft skills are and knowing how to speak to people...But you don't just go from the woods to work, you have got to relearn or learn for the first some things.

...a campus style. Where we could share resources. I could share security cost, food cost, I could share everything... It would save the police, because we would all be on one block. Now the police and fire rescue are not trying to haul down Broad St. or haul wherever everyone is. If anything, (a 24/7 facility) would help. Because they have a place to go, that is in downtown to get them off the streets, to keep them from hanging out, waiting on (someone) to come pick them up.

Maybe we do not have to build a new day center, which will be quite costly. Instead, if we can assign a portion of the budget and give it to an agency who can fill the void, like mailing, it would be more feasible.

(Campus Model) It only makes since. You have the homeless in one confined area. Yeah, you have some that choose to stay in tent city, but, when it gets too cold,

³ “Homeless Count, 2014-2017”, Housing First.

⁴ “Measure 2: Persons Who Exit Homelessness to Permanent Housing & Return”, 2015 & 2016 Summary of AL-501 COC’s System Performance Measures.

they come back. If you can put them in a confined area, I think it would eliminate a lot. Because, again, one stop-shop....your case manager from Alta Point...Healthcare for the Homeless for the women to get picked up...food stamp office a couple blocks...health department...everything you need is (close).

If 15 Place had more funding, there could have been better programs, would have been better for homeless people to access. In terms of location, the location Washington Street is ideal.... It is out from downtown. If there is a land on the Washington Street near the complex, it would be ideal for the city because that is out of sight.

The key is, changing the culture. And that includes changing the people that are involved. So, I think we need to put something in place that will not just serve as a place you can come and shower and get your mail, let it be a place that positions them and sets them up for their own place to receive their mail. Help them understand that they need their own place to shower and get mail. If not, we just become enablers.

Less common answers, but no less important, included the need to offer healthcare, to have a central website to improve communication and coordination efforts, and to utilize private funding.

Healthy culture in the center

I think there should be a health care component. Students from USA should go and host clinics...once a month.

We want to create one central website for all of the homeless services in Mobile. Then all of our logos would be on that landing page and you would click through to whatever you needed. Anybody who gives homeless persons any assistance would be on this landing page. One-stop-shop.

The homeless industry does not need to be involved (with new Day Center). We do not need HUD money. We can (get) buy in from community and manage the center through donations and contributions from local community, churches, businesses, and schools. We need faith community, Mayor Sandy Stimpson or his appointee on the board, powerful board.

Question 5: Gaps in the ecosystem: Given the services provided (in the community), what gaps exist in our community?

At the 2018 Project Homeless Connect, we interviewed 16 homeless clients. Of those, 13 responded to the question, “Currently, what services do you feel are most lacking in Mobile’s homeless support system?” Five themes emerged from content analyzing the data. The homeless clients believe the following gaps need to be addressed: 1) access to violence free areas or spaces; 2) a day center; 3) more shelters, especially for women; 4) transportation; 5) available and affordable housing; 6) homeless must do their part (Note: to be good citizens in the community). Excerpts from the homeless client interviews reflect their feelings.

Just being able to get info. In my situation I had to go on Facebook and throw the question out there, “Does anyone know of a shelter”. Before I was staying in a

storage unit with terrible electricity. I couldn't be staying in something like that with a child during freezing weather. My aunt told me about Red Cross and they referred me to Family Haven.

Somewhere for them to stay. There aren't no places for them to stay. A building that could be for homeless people in general. Like 15 Place, you have to leave in the evenings and come back in the mornings. I also think the homeless people have to do their part. You know, go to work. Don't just lay around all day and drink or do whatever, you have to show an effort. Cannot expect everyone to do everything for you.

I would have to say helping the homeless find housing, jobs, just a safe haven. Somewhere they can be comfortable at. Somewhere we do not have to worry about being out when it is cold during the day.

Transportation is one issue that is widely noted in conversations with homeless clients, service providers, and even South Alabama students. The following response reflects this issue.

Bus service. There is no transportation for anything past Providence. There is nothing that goes to Schillinger Rd. People do not have a way to get around, especially those (without) income. There are services where you can get a free bus pass. Those with income, it is like \$20. So people could afford it, but there needs to be some change in the routs.

When asked this question, the homeless service providers' responses were somewhat similar. Themes coinciding with the homeless clients' perceptions include: 1) affordable housing (e.g. double occupancy and tiny houses); 2) a safe place or day center; and 3) a 24/7 shelter for women and men. The divergent themes were: 1) improved communication and engagement among the main stakeholders including the City; 2) improvements in the housing process (The model works for a limited number of people and more case managers); 3) a stronger safety net to help homeless people successfully maintain housing and adjust to living in a home; 4) access to healthcare. The following interview responses provide an overview of these themes.

Homeless people need jobs, but they do not need Labor Finder's jobs. Labor Finder pays Friday, and homeless people spend all the money over the weekend celebrating. Six companies hire ex-felons, including Alabama Power and Cracker Barrel. Homeless people need a different mindset. When your life is so temporary, you are accustomed to being temporary. You do not have a future so do not consider it. Get them housing is not the end but a beginning. Failure is easy but success is terrifying. If you have been a failure for a long time, you do not know how to stay successful. They need a strong support system to keep them succeeding until it happens.

The biggest gap is shelters for homeless men. That is a huge gap. Gap of affordable housing. There is not enough low income daycare. I have seen people have to pawn their children off while they go to work because they cannot afford

daycare. Mental health care. When they closed Cerci hospital and there was not a similar place, these people are lost. But, they cannot survive on the streets with their condition and they cannot stay in a shelter with their conditions. So (they need help). One lady came in and was so delusional, because of her condition, she went in and got treatment. She came out and turns out she had a PHD in computer programming, she then went to work at one of the universities.

We need more case management. The biggest gap is getting the city involved and to be a stakeholder in this, the city should be a stakeholder, they are a stakeholder. There needs to be more communication between the main stakeholders.

A lot. One thing I can say about mobile, we do not work together and I am guilty. We are trying to get better but there are still a lot of gaps. If we know what everyone else did, we could probably make a greater difference. But, we do not come to the table and have that dialog. We are getting better, but, it could be even better. There are gaps because we do not work together.

Healthcare for the homeless. The whole mail thing. I really think the mail thing is a big deal because you need an address. Companies that are willing to hire homeless. You can't get back on your feet without most of those things.

We need a safety net to help homeless people successfully maintain housing and adjust to living in home. I still think that that is the ultimate goal of housing. We need a safety net by which we can address all the possible problems that might happen with housing, such as security, rules, and regulations in place. Upfront policy and procedures need to be enforced from the beginning. Police were called there a lot and police cars were all over, which brought a bad reputation to 15 Place. If there had been on-site security, many problems could have been prevented and some of the bad reputation they got could have been avoided. I am sure it had to do with a budget. Lack of affordable housing. Even Single Room Occupancy (SRO) dorms or boardinghouse certainly beats sleeping on the street.

Shelters and more resources for women. Lack of affordable housing: Some people who spent a long time at a shelter do not want single dwelling units. If we could work with HUD and find double occupancy housing, we may be able to increase the success rate. More case managers, who can navigate clients from intake to eligibility screening, and to the exit of the program. Safe place to be during the day: Probably the city's biggest desire. They do not want people to linger in downtown.

The respondents noted less frequently the need for more jobs and low income daycare options. Jobs and daycare may not be perceived as a priority in the short-term, but they may become more significant once the issues noted above are addressed.

Question 6: Are there enough temporary housing options? Permanent housing options?

From all the data we collected through interviews, observations, secondary sources, and the Homelessness Summit, it is quite apparent that there are not enough permanent housing options in our community. This is a serious problem because it creates a logjam that impacts every stakeholder in the homeless community.

Not only is the housing inventory low, the units do not turnover often. Without vacancies, segments of the homeless population recycle through system, because most shelters have time limits for occupancy. This is especially true for homeless individuals in lower priority categories. This interviewee's statement reflects this situation: *"The Housing First model is to house them first and then work on rehabilitation. That model works but (it helps) a limited number of people. My single (clients) get bumped to the bottom of the list, families take priority; that is why my (clients) have been waiting so long because they keep getting bumped. It is discouraging, they lose hope."* Thus, HUD's housing priorities appear to exacerbate the problem. This is one reason several of our respondents have strongly suggested the need for private funding. The following excerpts reflect the homeless providers' feelings on this subject.

If the city were serious, they would do more to have affordable housing here in Mobile. That is another thing, go check the rent at these boarding houses. There is not enough affordable housing in mobile. I know people that work every day, full time and still cannot afford these places. The American Bar Association did a study in 1996 about homelessness and they said that 56% of the people that were working full time were just two or three paychecks from being homeless. It will get worse as outsourcing of job get more feasible. We have had women that have worked their whole life and lost everything.

No, for them to be able to get housing in certain apartments, they have to have no criminal records and the likely hood of that is slim. We need some more places/options for these individuals to stay. The boarding homes in Mobile, from what I have seen are trash. The one two blocks from here is trash. They charge them \$300 per week and the conditions are just trash. If the city would put some skin in the game, we could see change. The city tries to push them out of downtown instead of trying to help them. The homeless problem is not going anywhere. If we do not do something about it, we will start to see problems that we have never before.

No. I have a huge problem with boarding homes. These people that presenting themselves as boarding homes. What they do is buy up blotted property and doing the bare minimum to fix it up. They are actually presenting rooming homes, not boarding homes. When you have a boarding house HUD says you can take 75% of their income. When you have a rooming house, HUD says you can only take 30% of their income. So what happens when your three meals a day turns into three meals a week then that turns into three meals a month? They call, me, "Ms. Jessica can we come back, this woman is taking my money and I'm not getting fed. 75% of \$600 per month is a lot. It happens every day and there are no

regulations, the city has no regulations to help secure this population. No laws, no inspections. Rooming houses vs. boarding houses. It is a pickle.

The boarding house versus rooming house issue was consistent across different sources of data collection (e.g. interviews, Homelessness Summit, and observations). We also asked the homeless clients about the availability of temporary and permanent housing. Their responses align with the service providers'. The following excerpts reflect the homeless clients' sentiments.

Housing. The lack of housing. The lack of temporary housing. The lack of transitional housing. Housing assistance. I lived in New Hampshire in 2003. I was in a night shelter. I had my own room and my daughter Maria was with me. I literally went and spoke with some people, found an apartment, got help with the fees and rent. A church gave me furniture. It all came together in a week. I didn't have to pay out of pocket because I had people willing to help. If my fiancé and I lost our place today, we would be left trying to figure out what we are going to do because we are not married. Being we are not married, he would be able to find a shelter. Me, on the other hand, wouldn't know what to do. If we were married, we could find a family shelter. Just to get help for housing in Mobile is hard. You have a housing board that is literally making it hard for low income people to get into housing. The waitlist is so long you have to wait 2-3 years for your name to come up to get into housing. And the same goes for section 8. Then, there are places that say, "we will help you find housing, we will help you". But those programs are few and far apart. Today is the first time I heard about Housing First. Other than Housing First there is nothing else in Mobile. My mother...is working on getting her house. My mother is elderly and instead of helping her, she got turned down by every senior housing programs. Homelessness is a sore subject for me.

We are not getting shelter fast enough. I was still waiting and she told me she would never place me anywhere because I do not have any money. Well that's true, but I have money now. They really need to do something about the housing. The two years I have been homeless, I have seen them use the money for the men. Granted, there are more men on the street than there is women. But, we should be gave a percentage of that money too. I noticed this past October a couple girls said, "Housing First finally got me a place." But there are 40-50 others at McKemie that would like to have a place. They have jobs. The problem is, they are trying to rent an apartment. It is ridiculous how much money it cost...I would rather be somewhere cozier. But they start at \$600-700 per month. I only get \$850.00. How am I supposed to pay that kind of rent? They need more low cost housing. But not in areas so drugged up and ganged up. Some of these apartments could drop their rent. I'm in between, not old enough for senior housing and not young enough to start over.

These responses reflect the severity of the problem. Evidently, more people could improve their situations if affordable housing was available and stronger social support existed.

Alternatives

Alternative A: Implement a Shared Resources Model

The interview data suggests several current and former stakeholders believe creating a new day center is not realistic for a variety of reasons, particularly due to costs. Instead, they have suggested a shared resources model. Based on this model, Loaves and Fishes' financial support could be utilized efficiently by helping existing homeless service providers broaden or strengthen their services.

Maybe we do not have to build a new day center, which will be quite costly. Instead, if we can assign a portion of the budget and give it to an agency who can fill the void, like mailing, it would be more feasible.

Several people we interviewed identified specific strategies for broadening their services if they had additional funding. Salvation Army is willing to extend their hours if they can get additional funding for security. Mobile Rescue Mission has the space and equipment to serve lunch and offer educational programming to the community.

We (Mobile Rescue Mission) could feed the homeless. Because we have done that in the past. When I say feed the homeless I mean serving lunch. No one does that in Mobile. There are various organizations that try to, but it is not on the scale that we were. We have a facility that is able to do that.

We (Mobile Rescue Mission) have class rooms here to provide job training and education. We have the space; we just need to utilize it.

McKemie Place was considering offering services during the day to the broader community.

If there was a 24/7 place for the women that would give them a place to go and then we could get the men's shelters to do the same or even extend our scope during the day to let men into our day center on the campus model as my board was willing to do. No, I think we need a 24/7 facility. We even agreed (if we had a 24/7 shelter)... we would take in men during the day too but we are going to need some financing.

Of the alternatives presented in this section, the shared resources model is one of the least expensive. Based on 15 Place's 2014-2015 budget⁵ income from donations, fundraisers, and events was \$45,000. The expense estimate for security was \$9,000, and lunches were estimated to cost \$21,000. The budget did not include a line item for education, but it is reasonable to assume most of those services would be in-kind. Conservatively, the education program estimate is \$5,000.

⁵ "2014-2015 15 Place Budget", Housing First.

The total estimated expenses for security, lunches, and education programs is \$35,000. Assuming an average 3.5% increase in prices since 2015, the estimated expenses today would be \$36,225. Assuming Loaves and Fishes generates a level of funding similar to 2014-2015, implementing the shared resources alternative in the short-term is feasible and monies would carry forward to the next year to defray future costs or provide a safety net.

Alternative B: Rent a Facility Suitable for a Day Center

The price to rent a 1,500 to 2,500 square foot facility zoned commercial (e.g. Mobile Rescue Mission) with office space, laundry facilities, and showers is \$11.07 per square foot, based on four comparable properties in the 36602 and 36603 zip codes (March 2018). The estimated budget below is based on renting a 2,500 square foot space. The budget items are partially based on 15 Place’s 2014-2015 budget.

Estimated Budget

Income*			
Donations	\$25,000		
ARTsoup	\$10,000		
Spring/Summer Event	\$10,000		
Total Income		\$45,000	
Expenses			
Rent	**\$27,675		
Utilities	\$9,075		
Service Coordinator Salary/Benefits	\$55,000		
Service Assistant	\$28,000		
Insurance (vehicles & liability)	\$20,000		
Lunches	\$21,000		
Security	\$9,000		
Education	\$5,000		
Miscellaneous	\$5,000		
Total Expenses		\$179,750	
Difference (Income – Expenses)			(-\$134,750)

*Does not include HUD funding (\$417,636)

**Annual base rate without insurance and taxes

Alternative C: Purchase a New Day Center

The price to purchase a 1,500 to 2,500 square foot facility zoned commercial (e.g. Mobile Rescue Mission) with office space, laundry facilities, and showers ranges from \$84 to \$108 per square foot, based on five comparable properties in the 36602 and 36603 zip codes (March

2018). The estimated budget is based on purchasing a 2,500 square foot facility for \$108 p/sft. or \$270,000. The budget items are partially based on 15 Place’s 2014-2015 budget. The mortgage expense is based on obtaining a 30 year mortgage with a 4.8 percent interest rate.

Estimated Budget

Income*			
Donations	\$25,000		
ARTsoup	\$10,000		
Spring/Summer Event	\$10,000		
Total Income		\$45,000	
Expenses			
Mortgage Payment	\$17,004		
Utilities	\$9,075		
Service Coordinator Salary/Benefits	\$55,000		
Service Assistant	\$28,000		
Insurance (facility, vehicles & liability) and Taxes	\$30,000		
Lunches	\$21,000		
Security	\$9,000		
Education	\$5,000		
Miscellaneous	\$5,000		
Total Expenses		\$179,079	
Difference (Income – Expenses)			(-134,079)

*Does not include HUD funding (\$417,636)

Alternative D: Community-Wide Partnering

One theme emerging from the service providers is the need for the community stakeholders and the City to more effectively engage and communicate. They believe a more unified approach could help address the homeless gaps. While the Continuum of Care provides a macro-level approach to working together to address our homeless situation, additional efforts are needed based on the interview data. This is reflected in the “campus model” theme and reference to the “tiny house” approach (See Appendices E and F). Several believe our community should be more proc-active. Interestingly, one of the motives appears to be the ability to lower costs throughout the ecosystem.

Community-wide partnering would assist in creating an overall vision and strategic direction for the stakeholders. Partnering is a variation of planning and team building, designed to improve efficiency and effectiveness. Partnering develops long-term relationships within and among community organizations. The partnering process includes a focus on developing trust, improving communication, enhancing engagement, and team building. It uses both value

clarification and planning to develop a common vision with a set of goals. The process identifies complementary and conflicting forces and then sets in motion the development of action plans to turn these resisting forces into positive forces. Partnering cuts across all segments of a community.

The alternatives presented in this section are not all mutually exclusive. Partnering could be coupled with any of the alternatives to develop a community-wide vision and action. Two cases are presented in the appendices to illustrate what can be achieved by working together. Appendix E highlights the work done in Colorado Springs, CO to create a “campus model”, and Appendix F presents the “tiny house” concept and how it is implemented in other parts of the country. These examples were selected based on the interview responses.

Community-wide partnering is a relatively low-cost alternative. Depending on the number and location of events and attendees, the cost would range between \$5,000 and \$20,000.

Appendices

Appendix A:

Appendix A: Homelessness Summit—Summary of Key Points (November 1, 2017)

Opening Plenary

15 Place closing: What is the effect?

- Biggest impact: People congregate to certain areas, like parks and interstates
- Homeless versus vagrants (emotionally charged topic and discussion)

Sharon Brammer (Healthcare for Homeless, Program Manager)

- There is no way to contact homeless to locate patients
- Access to patients is a big need

Carley & Ben May

- Increase in spice, fighting, loitering of vagrants
- It is getting more difficult to help homeless because lines are blurred

Margaret Moore-Nadler (University of South Alabama)

- Both groups (homeless and vagrants) of people need assistance regarding to mental health issues

Teresa Fox-Bettis (Center for Fair Housing)

- Devastating because where do we send homeless with no day center to help get service
- Problem (e.g. crisis): location for support services

Lydia Brown (Housing First, Director of Coordinated Entry)

- 15 Place reopened with all services except showers, laundry, mail (not offered now)
 - Access to services
- Contact Housing First
Call 211 – clearing house for all services

Sherry (Mental Wellness conference)

- Intersectionality – Take each case independently & provide appropriate mitigation/migration

Salvation Army, “Chasing the biscuit”

- City coalition needed to help at macro level

Eric Jefferson (CEO, Housing First)

- Assess what caused homeless
- What programs best serve based on needs, e.g. AltaPointe, Family Promise, etc.
- 15 Place used to serve 130 who simply come and dropped their bags, 100 for lunch, seven took a shower, five worked with computers, and 80 came for mails. Could not continue based on costs

- HUD \$4 million

Sister & Gwendolyn Darty (Neighbor Center, Reentry Director)

- Community outreach team needed
- Every agency represented
- Mutual access point (Charity tracker program)

Housing First

- Greatest need priority
- Continuum of Care decides but it must be across the board
- Categories of Homelessness
Homeless disabled (documented), 4 episodes in X years
→ 18-24 with no adult over 24 in household
- Higher vulnerability , higher priority
- Good job: Chronic homeless & families, but of the people, 80% adult only, so not assisting this group. Difficult to categorize disabled.

USM student

- Advocate for change (e.g. education), to prevent individual agencies providing education (e.g. Volunteers of America, DHR, SA)
- Need for an access point?

Angel Steadman (Salvation Army, Coastal Alabama)

- Coordinated entry, screening & wait list
- Response by Housing First
 - Must receive referrals from Coordinated Entry
 - Referrals: 10 – 15 to all agencies, 700 – 800 wait list
 - Process flows tough because supply low turnover and resource availability

Carol Hunter (Downtown Alliance)

- Need for a comprehensive list for meals and restrictions
Trying to address through this conference/ program

Session 1: Housing

Diane McCaskey (Family Promise, Executive Director)

- Do not have capacity to meet demand for all that qualify
- Comprehensive funding types important
- Housing First model: Housing, then wrap around service to keep them housed

Jessica James (McKemie Place)

- Temporarily house (90 days). Connect to other resources
- \$420,000 (\$74,000 federal funding, and federal funding diminished over the years)
- Became 24 hour operation because of 15 Place closing

- Feedings still have volunteers (\$150K)
- Restructured – operation’s case manager
- Good communications plugging people to right places, e.g. housing board
- Biggest challenge: No stand-alone facility shelter during day. There is nowhere to go.
- Homelessness is a symptom
- Boarding homes (room & food) / transitional housing
- Community has no regulations for boarding homes
 - o 75% of income
 - o 30% HUD required to go to rent
 - o Permanent housing issue. Fair Housing violation

Tonie Ann Coumanis Torrans (Penelope House, Executive Director)

- What is working is good case management
- Outreach team is a good concept
- Basic need → Shelter → Stable housing → After case program
Rapid rehousing (funds/ case management)
- Betty – 5 years. 2 years for transitional living. Success rate is high

Henry

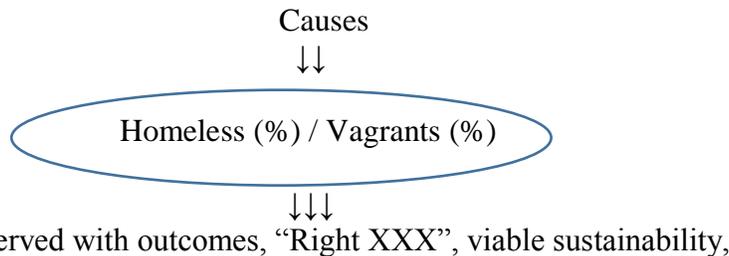
- Single room occupancy (SRO) → Organized facilities
- Jessica believes this is a good idea but needs regulations
- Turn blighted homes into SROs but guidelines/ restriction are needed
- City program in most cities

Heather (Disability)

- Boarding Care Homes, that provide food, housing, med management, transportation, (also needs) guidelines.

Warren Greene

- Pathway: Bus service is a problem.
- Can we stop working in silos?



- Community including City involved in:

Comprehensive strategic plan



Network mapping (agencies)



Key performance areas (goals and plans)



Data collection and aggregation

Session 2: Medical

Prevention of causes is the key.

Sharon Brammer (Health Care for the Homeless, Program Manager)

- 200-250 patients per month
- Housing First is housing people but miss 15 Place

Pam Maumenee (AltaPointe, Assistant Director Adult Community Services)

- Carepoint: Call hub for all entry and screening
- Health and homelessness are linked
- Path team (wrap-around case management)
- Housing availability through AltaPointe
- Holes in service agency network?
e.g. Stressors, anxieties with AltaPointe service. Referrals.

Gaps:

Parenting courses, children coping, homeless coping, address where they are (e.g. if not ready to change)

Plenary – Continuum of Care (CoC)

Denise Riemer (MCPSS, Homeless Education Lead District Social Worker)

- Homelessness
Category 1: Living on streets, entering shelters, hotels paid by agency
Category 2: Imminent risk of homeless
Category 3: Homeless families with children

Teresa Fox-Bettis (Center for Fair Housing, Inc., Executive Director)

- Private non-profit civil rights
- Barriers to referring clients to Housing First
 1. Unrestricted \$ needed
 2. Emergency housing
 3. Policies, e.g. son 13 years old
 4. Valid ID lacking
 5. Public transportation
- Challenges for CoC
 1. Client stereotypes
 2. Insufficient laws for renters

3. Slum landlords
4. Zoning friendly to single family housing

Gwendolyn Darty (The Neighborhood Center, Reentry Director)

- Interfaith conference
- Assist previously incarcerated peoples integrate into community (wrap-around case management)
- MOAs Franklin, legal aid, transportation problem

Carol Thompson (CoC, Chairman)

- Several responsibilities
 1. Application for federal funding
 2. Project monitoring and evaluation (HUD)
 3. Project Homeless Connect
 4. Point in time count
 5. Homeless management information system (HMIS)
ESQ ADECA funding, rapid rehousing

↓

 6. Coordinated assessment/ entry
 7. Permanent supportive housing & temporary housing
- Working closer with public housing authority in Mobile and Baldwin PHAs and MCPSS, BCPSS
- Monitoring bed utilization
- Notice of Funding Availability (NoFA)
Grant – CoC oversees process
- CoC – Lead agency
Funding sources: solicit and provide to member agencies based on application process.
CoC is separate from Housing First
- Who establishes gaps in homelessness?

Session 3: Independent Living

James Roberts (City of Mobile, Senior Director of Community Housing and Development)

- CBG: General grant blight related issues
- ESQ / 85,000. Homeless shelter grant
- Rapid rehousing
- Community reinvestment program: \$10,000 per property per house
- HUD guideline: \$44,400 for a family of four

Sarah Laurio (Sybil Smith Family Village, Director)

- 24 month program
- Transitional housing
- Life skill classes
- 80-85% success rate

- Transportation and childcare are barriers for clients

Cathy Pope (Feeding the Gulf Coast, Executive Director)

- SNAP app
- Summer feeding
- 24% of children in city
- Mail and transportation are problems for homeless

Kate Dumas Wesley

- 19-25 year olds program to hold hand and support through transition from part time to full time
- 311: Contact with public for communication

Session 4: Supportive Services

Demetrius Semien (Spring Hill College, Department of Sociology and Criminology)

- Reentry programs → Neighborhood Center

Angel Steadman (Salvation Army, Coastal Alabama)

- Programs:
 - Family Haven, 15 unit family shelter (10/15)
 - Used to be women and children day center
 - Families with children 19b or 19T with disability
 - Gap: space and open times
 - Outcomes: Get employment and housing
 - Outpatient treatment facility now (needs?) additional funding
 - Men's emergency shelter. Number of beds?
 - Department of AL Mental Health and Drug Treatment has 16 beds (14 on wait list)
 - Crossroads for men (transition to real world) has 40 beds
 - Sold aftercare and case management needed because of funding and resource challenges
- The size of homeless children: Point In Time 600 vs. MCPSS 5,000

Jane (Lifetime Counseling)

- Programs:
 - Rape crisis
 - Homicide victims
 - Outreach & Education
 - Family counseling
- Challenges: Communication

Sources: 2017 Homelessness Summit Presentations, November 1, 2017

Appendix B: Data Collection & Project Scope

Primary Data

Homelessness Summit 2017

Presentations and conversations with presenters and participants

Project Interviews (31 Interviews Conducted)

Lyn McDonald, former Executive Director of 15 Place

Shannon Faye, former 15 Place employee

Michon Trent, Senior Director, Civic Engagement, City of Mobile

Angel Steadman, Director of Program Services for Salvation Army of Coastal Alabama

Diane McCaskey, Executive Director, Family Promise of Coastal Alabama and India Kidd, Case Manager, Family Promise of Coastal Alabama

Lydia Brown, Director of Coordinated Entry for Housing First and Laurie Anne Armour, Operations Coordinator for Housing First

Jessica James, Executive Director for McKemie Place

Sarah Laurio, Executive Director, Sybil Smith Family Village

Sharon Brammer, Director of Health Care for the Homeless

DeKendall Young, Executive Director, Mobile Rescue Mission

Rev. Algood, United Methodist Inner City Mission for Women

Anonymous #1

Anonymous #2

Reid Cummings, Mobile Housing Board

16 Homeless Clients, Project Homeless Connect

Secondary Data

Information from multiple secondary data sources was collected and cited within the report.

Project Scope (Time)

Presentations and conversations at 2017 Homelessness Summit: 7 hours

Total time collecting primary data: 31 hours

Total time gathering secondary data: 42 hours

Total time preparing report: 60 hours

Total project scope: Approximately 140 hours

Appendix C: Homeless Client Interviews - 2018 Project Homeless Connect

As part of the feasibility study for Loaves and Fishes, a total of 16 interviews were conducted with homeless clients at the 2018 Project Homeless Connect at the Grounds in Mobile, AL. The aggregated data and responses are organized based on the interview questions.

1. Did you ever use 15 Place, the Day Center (Joachim or Washington Ave.) (13 responses total)?

- No (8 responses)
- Yes on Washington Avenue (1 response)
 - I go to Housing First. I have a case manager there. But I haven't seen them here. They were supposed to be here today.
- Yes: Joachim Street (5 responses)

- I live with my fiancé. My mother on the other hand is homeless. She sleeps in her car, she is 65 years old and has lots of health issues.

Having 15 Place close was a bad thing, it was the worse decision they could have made. There is no place for my mother to go or to get the services she needs to help her find housing. My mother and I are native Mobilians. We know mobile inside and out. But, there is a difference in being homeless in the 90's or early 2000's than it is to be homeless now. There is much more danger than there was. There is no place for them to go during the day. I used to work for Exxon on Water Street. They hang out at the convince stores, the homeless would be hanging out on train tussles and the train tracks. If they had somewhere to call their own and be during the day. Something that they can be more permanent that could be considered a temporary home but could call their own. I am very disappointed in my hometown. They have to do better. We should not have a homeless problem in Mobile. It should not be as massive as what we are seeing here today. People should be able to have a home. This is a passionate topic for me. I was homeless for seven years. I have slept in airports, abandoned building, shelters, cars, or old dirty hotels just to get some sleep. I have literally walked the streets of Las Vegas for five days straight without sleep because I had no place to go. There has to be more services for the homeless here in Mobile. There needs to be more shelters there needs to be a lot more services instead of y'all having to take time to help people that are here today. I never used 15 Place, it wasn't here when I first became homeless in 2003. I slept in my car.

2. If so, how often did you use it? (3 responses)

- Every Monday-Friday (2)
- Every day they were open (1)

3. What services did you use most frequently? What did you like about 15 Place? Anything you didn't like? (3 responses)

- The day room. I did laundry there a few times. I enjoyed having the showers there especially in the summers when it hot and you feel nasty, when you need to be refreshed a little bit. It was nice having Alta-Point there and the little clinics they had were awesome. I went to every one of the health awareness clinics.
- I liked the fact that you got a hot meal. Taking the hot meal away from the homeless was just not right.
- I didn't like the way the new administrator ran it. He turned us into five year olds. I have a third personality now because of him that came out, Becky she is five. They put stripes that we would have to walk on. All the chairs were turned facing a blank wall. You had no table to color on, he turned us into five years olds.
- I used the check-ins, I like the staff. I used the laundry and mail service.
- You can sit there and watch tv. You can see your intake manager and case manager all right there, you can go outside, or go to the library. Very convenient.
- I like the whole thing. I just didn't like for people to be fighting there.
- Nothing really. It was a place to be to see your case manager and stuff. To be out of the elements. I took advantage of the classes they had. They would have the SGDA come teach.
- Some of the people that came in there. A way to filter out the trouble.

4. After the closing of 15 Place, what services do you miss the most? (2 responses)

- I missed the meal the most. At least you knew that you would have three hot meals if you were willing to travel. Now the breakfast club is closed because of the mayor. So now we do not have breakfast, we do not have lunch, and if we're lucky we would get dinner. The mayor wanted the breakfast club closed. He has closed everything down. If we sit on a bench down town we get arrested. Can't sit in the park. Can't sit on the green trolley benches. Police come by and you do not get on the trolley, you go to jail. 1965 ordinance said the homeless cannot be in the parks. They said they would give me a copy if I needed it. I'm sitting there reading and feeding squirrels. Cop walked up and asked if I was homeless and said I need to leave because of the 1965 ordinance.
- I miss the laundry, mail, and the faculty. I just saw the ex-director of 15 Place and got to speak with her.

5. How have you managed to get mail since the day center was closed? (3 responses)

- I have a temporary shelter apartment with AltaPoint where I can get my mail.
- I get it at a Dr.'s Office or on North Broad St. at a gas station. I used to work at the gas station.
- They set up a PO Box for McKemie place.

6. Where (and how) do you mostly spend your time during the day? (2 responses)

- We have to go to the library, McDonalds until they started the 30 min rule. Burger King has been asking people to leave, even if they were eating, because they had book bags. My friend told, them that “I bought this food here so I am going to eat this food here.” There is nowhere to go anymore. No parks. You can only go to the library IF the doors are open, you cannot come on the property until the front door opens, rain or shine.
- (At the library) You can get on the computers or check out books.

7. When you need an emergency shelter, where do you go? Did the recent severe weather conditions affect your ability to find a shelter? (13 responses)

- Salvation Army or McKemie place.
 - During the severe weather we do not have to leave McKemie place during the day. If I do leave I dress appropriately.
- McKemie Place.
 - (Follow up question) Has there ever been a time that you go there and it is full? Yeah, because if we stay out today we cannot come back until Tuesday. That is the new rule. If we stay out a night, you have to stay gone for a few days.
 - (Follow up question) Where do you go? Nowhere. Basically out in the cold. There is nowhere to go. Some people go to their friends or family homes. I can't be outside in the cold because I get sick very fast. I am trying to keep a roof over my head at McKemie place. That is why I do not stay out since it has been cold. I normally stay out but not anymore, not since it got cold.
- I would call a family member. I have a roof over my head as of now, I'm good. But it is hard to find a shelter, particularly for women. Men have shelters women don't have enough.
- We only have one shelter and that is McKemie Place.
 - No the severe weather doesn't effect McKemie, they do not completely fill up. I got lucky enough to get out of shelters. I have friends that do not have the ten dollars to get into the mission and I heard Salvation Army was going to start charging 5 bucks for top bunk. But they are supposed to open it up if it gets below 40. Salvation put out cots for male and female. They got everyone out of the weather.
- I have friends that I can go stay with if I need to. But, certain nights when it got really cold people open the doors to you. I'm a good person and people seem to like me.
- I have only gone to shelter once. That was at Christ & Us.
- No, our building is very sturdy and did not have any problems. We are one of the

shelters that open up for the weather. The storm that is coming in this weekend, we will open the doors for the severe weather.

- To Salvation Army, where I am at now.
- This is my first time being homeless and I went to Waterfront. I feel that the services they provide are very needed. Well, it is a good location. But, I feel like for me to have other things to do too. Maybe a way to exercise and stuff like that. Just something to do different throughout the day.
- I go to McKemie. I have been there in 2015 then fights started to break out and I couldn't take the stress so I moved out into the woods. Once it got cold outside, I decided to go back. I had the feeling that was where I needed to go so I would have a place to take a shower, a place to lay my head, and a good hot meal. Instead of staying out in the woods in the cold. The staff knows me. I am there and hopefully get my housing soon. I won't have to worry about shelter and I can sleep in.
- I have been to the Salvation Army, years ago. Same thing with the Waterfront mission. I was at both of those trying to get my life together. Not only off of alcohol but get myself right spiritually as well. The Waterfront Rescue is Christian and they are very strict. I stayed four months there and the rest of the time in Gulf Breeze Florida.
 - (Follow-up question) Is there anything about Gulf Breeze system that you think Mobile could adopt? Mobile has the same guidelines, but Gulf Breeze is not as strict. As far as having bible classes, instead they had computer classes. I would go in and get my GED. They also had a band and I was the bass player. We would do concerts. We would play during church. I am a musician and I loved that they let us play. I also loved during graduation we were able to play. I would always pray Jesus would work through our music to touch someone's heart. They had a softball field. It was not in downtown. Here there is only concrete and asphalt.
- I called the Red Cross, they gave me the number to Family Haven. It is the first time I have been in a shelter. I didn't know there were shelters like that. The severe weather was part of why I got in a shelter. We (her and her family) have a room there and we have it for three months. They help with job counseling, parenting classes, they have helped me to get to AltaPoint to get back on some medication that I need.
- Different place. My mom's, sister's, I have been to the Salvation Army. McKemie place is the only place to go for single women.

8. Currently, what services do you feel are most lacking in Mobile's homeless support system? (13 Responses)

Themes

Violence Free Areas

Day Center/Safe Place

Shelters (especially for women)

Affordable and Available Housing

Transportation

Homeless Must Do Their Part

13 Responses:

- More shelters for ladies, not just support for drug and alcohol abusers, but for homeless women. I really enjoying today, learning a lot.
- I would have to say helping the homeless find housing, jobs, just a safe haven. Somewhere they can be comfortable at. Somewhere we do not have to worry about being out when it is cold during the day. We can normally go to McDonalds, eat and sit there. Now we cannot even do that anymore. We now have to eat and leave. I mean that's not fair, they are not helping the community. We need somewhere to go during the day! Then for us to get put out like that, to me, is wrong. I usually hold my opinion to myself, but if I see someone being mistreated, or doing something wrong, I'll step in and say something.
 - (Follow up question) Was the Spring Hill Rec. a suitable place? Yeah it was suitable. We had use of the computers and tv. But I see a lot of the ladies not appreciating it. That gets me from outside. Right now we need somewhere to go and if they mess that up we won't have anything.
 - (Follow up question) Do you think the St. John's option will be a good alternative? Yeah, it's a church, so yeah it is nice. I just hope the ladies don't go in there getting crazy and make it to where we cannot even go there. We have nowhere else. We have nowhere to go other than the library and on Sundays the library isn't open until 1:00pm. We need to have somewhere to go.
- Housing. The lack of housing. The lack of temporary housing. The lack of transitional housing. Housing assistance. I lived in New Hampshire in 2003. I was in a night shelter. I had my own room and my daughter Maria was with me. I literally went and spoke with some people, found an apartment, got help with the fees and rent. A church gave me furniture. It all came together in a week. I didn't have to pay out of pocket because I had people willing to help. If my fiancé and I lost our place today, we would be left trying to figure out what we are going to do because we are not married. Being we are not married, he would be able to find a

shelter. Me, on the other hand, wouldn't know what to do. If we were married, we could find a family shelter. Just to get help for housing in Mobile is hard. **You have a housing board that is literally making it hard for low income people to get into housing.** The waitlist is so long you have to wait 2-3 years for your name to come up to get into housing. And the same goes for section 8. Then, there are places that say, "we will help you find housing, we will help you". But those programs are few and far apart. Today is the first time I heard about Housing First. Other than Housing First there is nothing else in Mobile.

- (Follow up question) Did you apply with Housing First? My mother did. She is working on getting her house. My mother is elderly and instead of helping her, she got turned down by every senior housing programs. Homelessness is a sore subject for me.
- We are not getting shelter fast enough. I was still waiting and she told me she would never place me anywhere because I do not have any money. Well that's true, but I have money now. They really need to do something about the housing. The two years I have been homeless, I have seen them use the money for the men. Granted, there are more men on the street than there is women. But, we should be gave a percentage of that money too. I noticed this past October a couple girls said, "Housing First finally got me a place." But there are 40-50 others at McKemie that would like to have a place. They have jobs. The problem is, they are trying to rent an apartment. It is ridicules how much money it cost. The apartment I am in right now is \$950.00 a month. That's because I'm on Airport, prime location. I would rather be somewhere cozier. But they start at \$600-700 per month. I only get \$850.00. How am I supposed to pay that kind of rent? They need more low cost housing. But not in areas so drugged up and ganged up. Some of these apartments could drop their rent. I'm in between, not old enough for senior housing and not young enough to start over.
- Somewhere for them to stay. There aren't no places for them to stay. A building that could be for homeless people in general. Like 15 Place, you have to leave in the evenings and come back in the mornings. I also think the homeless people have to do their part. You know, go to work. Don't just lay around all day and drink or do whatever, you have to show an effort. Cannot expect everyone to do everything for you
- Bus service. There is no transportation for anything past Providence. There is nothing that goes to Shillinger Rd. People do not have a way to get around, especially those (without) income. There are services where you can get a free bus pass. Those with income, it is like \$20. So people could afford it, but there needs to be some change in the routs.
- Nothing. The shelters are good.
- They need to control the violence. Fighting, drugs, drive-by shootings. (My)

friend just got hurt. He has been in the hospital. He has three cracked disks, got his nose broke, if anybody is disabled no one should be beating up on them. Focus on the violence. Take all the guns away.

- I like that they are helping us at all. That they try to help us get sober.
- Just being able to get info. In my situation I had to go on Facebook and throw the question out there, “Does anyone know of a shelter”. Before I was staying in a storage unit with terrible electricity. I couldn’t be staying in something like that with a child during freezing weather. My aunt told me about Red Cross and they referred me to Family Haven.
- A day center.
- It is lacking shelter for single women

Appendix D: Organizations Providing Services to Homeless Clients

Providers	Services				
	Shelter (Capacity)	Meals	Showers	Laundry	Other
McKemie Place & United Methodist Inner City Mission for Women	69, 59 after accident	Bag lunch & Dinner	Yes	Yes	Day Center for Ladies Weekly programs (e.g.GED) Prescriptions Rehabilitation, Job Training, Permanent Housing Assistance
Salvation Army	28	Lunch & Dinner	Yes	Yes	Men Receive Social, Emotional and Spiritual Guidance.
Family Haven	55 people or 15 Families	Breakfast, lunch, and dinner.	Yes	Yes	Transportation Assistance Counseling Case Management, Parenting Classes Financial Management Classes Job Preparation Assistance Childcare Assistance Permanent Housing Assistance Resource Center with Computer Lab
Family Promise	14 people	Breakfast & Dinner	Yes	Yes	Support Services (e.g. Job readiness)

Mobile (Waterfront) Rescue Mission	70, with rehabilitation services	Breakfast and dinner.	Yes	Partially	Recovery Program Veterans Affairs Care Program Respite Program
Alta-Point	No	No	No	No	Crisis Services for Psychiatric Episodes Outreach Services
Sybil H. Smith Transitional Housing	17 Apartments Up to 61 beds	Clients have their own kitchens	Yes	Yes	Job & Educational Skills Training Affordable Childcare available Emotional Development Services Help Clients Find Permanent Housing
Penelope House	Unavailable	Breakfast, Lunch, and Dinner	Yes	Yes	Crisis Hotline Shelter Court Advocacy Children's Programs Victim Support Group Community & Prevention Education Outreach Services Transitional Living Community

Sources: Primary data collected via interviews and secondary data retrieved from these websites, <http://www.familypromisemobile.org/>; <http://mckemieplace.org/>; <http://salvationarmyalm.org/coastalalabama/>; <http://salvationarmyalm.org/coastalalabama/programs-and-services/family-haven/>; <https://mobilerescuemission.org/>; <http://altapointe.org/>; <http://www.dumaswesley.org/transitional-housing/>; <http://www.penelopehouse.org/>

Appendix E: Case Research 1—Colorado Springs, CO

Springs Rescue Mission

(<https://www.springsrescuemission.org/grand-opening/>)

I. Springs Rescue Mission Campus (Shelters and Day Center)

After the Salvation Army's emergency shelter closed after two-years of operation in 2015, Springs Rescue Mission (SRM) got the campus expansion project off the ground. The shelter opened in late 2016, the first half of the day center in April 2017 and the other half in September 2017. The total funding was \$15 million.



1. Day Center (“Engagement Center”)

The Engagement Center opened in 2017. It is an 11,000 square-foot facility and is a one-stop shop for services that were previously scattered throughout the city. The center opens every day from 8 a.m. to noon, and from 1 p.m. to 4 p. It is equipped with 16 showers, a laundry room with six sets of washers and driers, a classroom with a small library, and two clinic rooms.⁶ Clients can get access to the Department of Human Services, the Pikes Peak Workforce Center, AspenPointe, the Department of Veteran

⁶ Jakob Rodgers. “Springs Rescue Mission completes new homeless day center”. September 13, 2017. Retrieved on December 5, 2017 from <http://gazette.com/springs-rescue-mission-completes-new-homeless-day-center/article/1611097>

Affairs, dental care and several other services at one place.⁷ Clients can get help from "Navigators" for making appointments with agencies offering those services. The dining hall provides breakfast and dinner. It hosts 65 people at a time. The facility features a "Quiet Room" for restorative solace and collecting thoughts.⁸



Source: <http://gazette.com/letters-expanding-springs-rescue-mission-because-they-need-the-votes/article/1618879>; <http://coloradosprings.com/homeless-day-center-opens-to-rave-reviews-in-colorado-springs-but-funding-short-for-critical-component/article/1611366>

2. Shelter

The shelter opened in late 2016. After the closure of the Salvation Army's emergency shelter, SRM is the only "low-barrier" shelter. They accept people without imposing conditions, such as requiring sobriety or prohibiting pets.⁹ There are a 168-bed

⁷ Jakob Rodgers. "Springs Rescue Mission's long-awaited homeless day center, showers, to open". April 25, 2017. Retrieved on December 5, 2017 from <http://gazette.com/springs-rescue-missions-long-awaited-homeless-day-center-showers-to-open/article/1601796>

⁸ Jakob Rodgers. "Homeless day center opens to rave reviews in Colorado Springs, but funding short for critical component". September 18, 2017. Retrieved on December 5, 2017 from <http://coloradosprings.com/homeless-day-center-opens-to-rave-reviews-in-colorado-springs-but-funding-short-for-critical-component/article/1611366>

⁹ Rodgers. "Springs Rescue Mission"

facility for men and a 32-bed shelter for women. However, due to increasing demand, now they accommodate about 265 people per night.¹⁰



Source: <http://gazette.com/dignity-and-hope-in-the-design-of-new-springs-rescue-mission-shelter/article/1590466>; <https://www.csindy.com/coloradosprings/springs-rescue-missions-new-homeless-shelter-opens/Content?oid=4182209>

3. More to come

SRM is awaiting additional funding for the Phase 2 expansion plan. It includes an industrial kitchen and dining facility for 200 people, and a welcome center. The welcome center will feature a security checkpoint with a metal detector, storage space and pet kennels.¹¹ The estimated cost is \$13.8 million. The plan for Phase 3 is to reform an abandoned bowling alley into a \$14 million, 65-unit apartment complex for chronically homeless adults.¹²

II. Rehabilitation

SRM is running two rehabilitation programs: New Life Program and Mission Inn. New Life Program is a 12-month residential addiction recovery program to help men with drug and alcohol addictions. According to the Director of Addiction and Recovery, the average graduation

¹⁰ Rodgers. "Springs Rescue Mission"

¹¹ J. Adrian Stanley. "Homeless population outpaces Springs Rescue Mission's expansion". September 20, 2017. Retrieved on November 19, 2017 from <https://www.csindy.com/coloradosprings/growth-in-homeless-population-outpaces-springs-rescue-missions-expansion/Content?oid=7305251>

¹² Nat Stein. "Springs Rescue Mission completes resource center, pauses kitchen expansion". September 13, 2017. Retrieved on November 19, 2017 from <https://www.csindy.com/TheWire/archives/2017/09/13/springs-rescue-mission-completes-resource-center-pauses-kitchen-expansion>

rate is about 37 percent over the last seven years. The program is designed with four components: spiritual, counseling/case management, education, and work assignments.¹³

- Spiritual: Residents attend worship, bible study, and recovery meetings.
- Counseling/Case management: Case manager works with each client throughout the program.
- Education: Education program is comprised of two parts. Career Advancement Center (CAC) provides comprehensive education in academic subjects and career readiness. Career employment and life skills classes supplement academic learning by assisting the residents with searching for career options and preparing them for successful employment.
- Mission assignments: It is to help the residents develop basic but important work skills, such as following instructions, punctuality, working with others, submitting to authority, finishing a job to completion, etc.

Mission Inn is transitional housing offered to the graduates of the New Life program. Mission Inn provides ongoing case management services and career and education training through the Graduate Services Program.¹⁴

III. Mission Catering

SRM operates a professional catering business, called “Mission Catering”. An award-winning chef team provides quality catering services (contract catering and event catering). The catering program is a Culinary Arts school taught by two professionally licensed chefs. The participants are mostly all from the recovery addiction program, and some of them have been homeless at some point.¹⁵ According to the Director of Community Relations at SRM, the local community has responded well and shown great support for the catering business. They cater weddings, business functions and small in-home dinner affairs. The catering business has grown by 30% over the past year. In 2017, the net profit was \$180,000, which was 3% of the SRM’s budget.

¹³ Springs Rescue Mission webpage. “New Life Program”. Retrieved on November 21, 2017 from <https://www.springsrescuemission.org/newlifeprogram/>

¹⁴ Springs Rescue Mission webpage. “Mission Inn”. Retrieved on November 21, 2017 from <https://www.springsrescuemission.org/mission-inn/>

¹⁵ Springs Rescue Mission webpage. “Why Mission Catering?”. Retrieved on November 21, 2017 from <https://www.springsrescuemission.org/why-mission-catering/>



*Source: Springs Rescue Mission Facebook page
(<https://www.facebook.com/springsrescuemission/>)*

IV. Finance

According to the SRM Annual Report in 2017, 87% of revenue came from private donors. \$5.5 million came in cash donations and \$4.8 million in non-cash donations (food, clothing, daily necessities, etc.) from the local community.¹⁶

¹⁶ Springs Rescue Mission webpage. "Annual Report: Fiscal Year 2017". Retrieved on November 21, 2017 from https://www.springsrescuemission.org/wp-content/uploads/2017/12/148801_Springs-Rescue-Mission-2017-Annual-Report02_112017-For-Web.pdf

Appendix F: Case Research 2—Tiny House Village

1. What is the tiny house village?

A tiny house village has emerged as a practical solution to homelessness in a growing number of towns and cities. A typical tiny house village consists of a group of tiny wooden huts (normally 10 to 50 units) and communal shower, toilet, laundry, and kitchen facilities. In many ways, tiny houses are a multi-room version of a traditional single-room occupancy apartment, with independent bedrooms but shared bathrooms and kitchen. The size varies from 70 to 250 square feet, and depending on the size and amenity options (water, electricity, bath and kitchenette), the building cost is from as low as \$2,200 to as high as \$19,000 per unit.



Source: http://www.yesmagazine.org/new-economy/tiny-house-villages-for-the-homeless-an-affordable-solution-catches-on?utm_source=YTW&utm_medium=Email&utm_campaign=20140221

2. Why a tiny house village?

Above all, tiny houses are affordable. According to Jill Severn, a board member at Panza, a nonprofit organization that sponsors another tiny-house project called Quixote Village, the

development for extremely low-income housing is going up to \$200,000 per unit.¹⁷ However, the cost to build a tiny house starts from \$2,000. Even for the units at Quixote village, which is regarded as the gold standard of tiny houses that is equipped with heat, electricity, individual baths and porch, it took \$19,000 each or \$88,000 each if the cost of site preparation and the common building is factored in.¹⁸ The price tag is still less than half the cost of the average public housing projects. Moreover, in many cases, local communities donate voluntary labor and materials, further reducing construction costs.

In addition, housing also tremendously decreases healthcare costs spent for chronically homeless people. According to the studies done by the Colorado Coalition for the Homeless, it takes about \$44,000 a year to take care of one chronic homeless individual. The amount includes the cost of emergency room care, inpatient medical and psychiatric care, detox services, incarceration and emergency shelter. The same study showed that by housing one chronic homeless individual, the city was able to save \$31,545 of tax per year, which is a 72.95% reduction in emergency service costs.¹⁹

Owning a house is more than having a shelter from wind and rain. "The ability to lock the door" gives the residents the sense of autonomy, privacy, and safety. As noted by many residents, tiny house villages empower the people involved, and the residents provide mutual aids, creating a community together.²⁰ Many tiny house villages are self-governed communities. In case of Quixote Village in Olympia, Washington, the residents co-created ground rules that prohibits bringing alcohol and illegal drugs into community and mandates a certain number of service hours per week. They meet twice a week to discuss problems or concerns and to share a meal.²¹ Plus, though tiny, houses provide the residents a home base to go out and start their career again.

3. Related issues

Despite the growing enthusiasm for tiny houses, it is not simple to build them for full-time use. There are regulatory issues concerning changing the zoning and building code laws to

¹⁷ Erika Laundahl. "Tiny Houses for the Homeless: An Affordable Solution Catches On". February 20, 2014. Retrieved on February 3, 2018 from http://www.yesmagazine.org/new-economy/tiny-house-villages-for-the-homeless-an-affordable-solution-catches-on?utm_source=YTW&utm_medium=Email&utm_campaign=20140221

¹⁸ Michael Tortorello, "Small World, Big Idea". February 19, 2014. Retrieved on February 1, 2018 from <https://www.nytimes.com/2014/02/20/garden/small-world-big-idea.html>

¹⁹ Colorado Coalition for the Homeless, "Housing First Works". March 2012. Retrieved on January 25, 2018 from http://live-ccfh.pantheonsite.io/sites/default/files/2017-02/HousingFirstWorks_FNL.pdf

²⁰ Paul Lewis, "Tiny houses: salvation for the homeless or a dead end?" March 23, 2017. Retrieved on February 11, 2018 from <https://www.theguardian.com/us-news/2017/mar/23/tiny-houses-solution-homelessness-seattle>

²¹ Laundahl, "Tiny Houses for the Homeless" (footnote 1)

allow for tiny homes to be built without bathrooms, kitchens, and other legal requirements that builders are usually required to uphold.²²

Gaining acceptance from local communities is another hurdle. In more than ten cases across the country, neighbors protested against tiny house projects. The cities include Charlotte, North Carolina; Nashville, Tennessee; San Jose, California; Tulsa, Oklahoma; Tallahassee, Florida; and Bend, Oregon. The general attitude is 'Tiny home are great and cool, and you can put that village anywhere but right across the street from my subdivision'.²³ So far, tiny house villages seem to be occurring in and around mid- and small-size Western cities whose cultures have some mix of permissive, progressive politics and a certain pioneer DIY spirit.

For tiny houses to become a permanent solution for homelessness, some say they must meet a higher standard. For example, heating or electricity do not supply the houses at Opportunity Village in Eugene, Oregon. When the temperature is too hot or too cold, the residents sleep in the yurt. Barbara Poppe, who coordinated federal homelessness policy for Barack Obama's presidency, pointed out the risk of tiny house villages' turning into slums. She argued that such basic accommodation could stigmatize homeless people, and the funds raised for tiny houses would be better spent building permanent affordable housing.²⁴



Source: https://www.buzzfeed.com/timmurphywriter/tiny-homes?utm_term=.gdX384Ywvo#.syDJ89WND6

²² Emily Nonko. "Tiny house zoning regulations: What you need to know". September 22, 2016. Retrieved on February 9, 2018 from <https://www.curbed.com/2016/9/22/13002832/tiny-house-zoning-laws-regulations>

²³ Associated Press. "'They are just a fad, we don't want them': How communities across the US are joining together and even taking legal action to stop villages of trendy tiny houses being built nearby". November 14, 2017. Retrieved on February 9, 2018 from <http://www.dailymail.co.uk/news/article-5081995/Tiny-houses-trendy-unless-door.html>

²⁴ Paul Lewis, "Tiny houses: salvation for the homeless or a dead end?" March 23, 2017. Retrieved on February 11, 2018 from <https://www.theguardian.com/us-news/2017/mar/23/tiny-houses-solution-homelessness-seattle>

In an attempt to answer the criticism, Andrew Heben, a young urban planner in Eugene, launched a permanent community plan in March, 2017. The Emerald village in Eugene, Oregon will be a permanent village consisting of 22 tiny houses. The unit size will range from 160-300 square feet and will be equipped with private bathrooms and kitchenette. Residents will pay \$250-300 per month, which covers utilities.²⁵



Source: <https://www.theguardian.com/us-news/2017/mar/23/tiny-houses-solution-homelessness-seattle>

CASS Community Tiny Homes in Detroit is an ideal type of tiny house village. It is different from those of other cities in that:²⁶

- It is the only tiny house community in the country where residents rent to own. After living in three years, the residents will be offered an option to sign a contract that amounts to the total rent for the next four years. After paying that off, the resident will legally own the house and land. The paid rent will be counted toward the purchase price.
- Each house is unique. Cass purchased 25 individual sets of architectural plans, ranging from Cape Cod to Victorian to Modern styles. The developers wanted the residents to have pride in their house. There is no shared space for shower, cooking, and laundry. Instead, every house has its own bath, kitchen so that the owners can easily sell the house in the future.

²⁵ House Committee on Business and Labor. "Testimony on HB2737 By: Andrew Heben; SquareOne Villages, Project Director". February 15, 2017. Retrieved on February 11 from <https://olis.leg.state.or.us/liz/2017R1/Downloads/CommitteeMeetingDocument/98195>

²⁶ Dana Varinsky & Leanna Garfieldh. "Detroit is getting a neighborhood of tiny homes that homeless people rent to own". June 16, 2017. Retrieved on February 11 from <http://www.businessinsider.com/detroit-homeless-tiny-home-neighborhood-2017-6>

- The community is located in a central area of Detroit, whereas most other tiny house communities are outside of town, detached from the pulse of the city.

The size ranges from 250 to 400 square feet, and each house needs five weeks of construction and costs an estimated \$40,000 to \$50,000. The project is fully funded through private donations, much of which has come from organizations like the Ford Motor Company (\$0.4 million) and the RNR Foundation. The total desired amount is \$1.5 million. Residents pay a monthly rent from \$250 to \$400, take homeownership classes, meet with financial advisers and provide eight hours of community service a month.²⁷



Source: <https://detroit.curbed.com/2017/5/24/15686640/tiny-home-detroit-photos>

²⁷ Allie Gross. "More tiny homes come to Detroit, giving the homeless a shot at ownership". November 6, 2017. Retrieved on February 10, 2018 from <https://www.freep.com/story/news/local/michigan/detroit/2017/11/06/more-tiny-homes-come-detroit-giving-homeless-shot-ownership/835553001/>



Source: <https://www.sfgate.com/technology/businessinsider/article/Detroit-is-getting-a-neighborhood-of-tiny-homes-9980764.php>

4. Cases²⁸

Name	Dignity Village	Quixote Village	Community First! Village
Location	Portland, Oregon	Olympia, Washington	Austin, Texas
Who	Dignity Village, a city-sanctioned, self-governed community on city-owned land	Panza, a local non-profit comprising various faith communities	Mobile Loaves & Fishes, a local charity targeting homelessness
What	A village for the homeless comprising 43 tiny dwellings built of recycled or reclaimed materials and equipped with a bed and propane heater—a two-year maximum stay per person	A community of 30 tiny dwellings—each measuring 144 square feet and equipped with heat, water, electricity—for the homeless, with a shared kitchen, dining area, living room, showers, laundry, offices and meeting space	A 27-acre master-planned village of tiny homes for the disabled, chronically homeless - including 120 micro homes, 100 RVs, and 20 "canvas-sided" cottages (tents with concrete foundations). Community amenities like places for worship, gardens, a medical facility, trails, outdoor movie theater, and more;
Cost	Yearly operating costs are roughly \$28,000, covered by a \$35 a month fee from each resident, as well as micro-business revenues, and private donations	\$3.05 million in total, at a rate of about \$88,000 per unit taking into account donated land and services. Funding came from a mix of state funding, community development grants, and donations from local organizations and individuals	\$14.5 million privately funded—each structure is privately sponsored; rent is in the range of \$200 to \$350
Current Status	Founded in 2000, Dignity Village is the longest-running of its kind and continues to host up to 60 people per night.	The village is currently full, but the organizers are in the process of developing two more similar villages in Washington’s Pierce and Mason counties	The village currently hosts around 130 residents and expects to reach full capacity of 250 people by mid-late 2018. It will be able to accommodate roughly 10 to 20% of Austin's homeless population
	The Cottages at Hickory Crossing	Second Wind Cottages	Othello Village

²⁸ Copy directly from Jenny Xie. “10 tiny house villages for the homeless across the U.S.”. July 18, 2017. Retrieved on February 3, 2018 from <https://www.curbed.com/maps/tiny-houses-for-the-homeless-villages>

Location	Dallas, Texas	Newfield, New York	Seattle, Washington
Who	A host of local social services organizations, spearheaded by the poverty-focused CitySquare.	Local non-profit Second Wind Cottages	The city of Seattle, in collaboration with local non-profit Low Income Housing Institute (LIHI)
What	50 roughly 400-square-foot cottages for the chronically homeless—each dwelling offers a full kitchen, bathroom, and bedroom, along with mental and medical health care on site.	Built on donated land, the village of 12 tiny houses so far house homeless men, who will pay rent “as they are able” for as long as they need—each structure includes a bedroom, kitchen, and bathroom.	The third city-authorized homeless encampment hosts 28 96-square-foot tiny houses and 12 tents on platforms, which are intended as a short-term housing solution for up to 100 people. The village shares a kitchen, shower trailer, donation hut, and security booth.
Cost	\$6.8 million, \$2.5 million of which came from the city and county, and the rest from a foundation grant, private donors, and local organizations.	About \$15,000 per house, completely funded by donations from individuals, businesses, organizations, and fundraising events.	The city pays about \$160,000 per year for water, garbage services, and counseling on-site. Donations from individuals, foundations, and other organizations have recently allowed all Othello Village tiny houses to install heat and electricity. Donations to LIHI also fund the materials for the tiny houses, which cost about \$2,200 per house.
Current Status	All 50 homes are completed and occupied.	Working towards a total of 18-19 cottages, plus a larger common building on the site.	In December 2016, Seattle mayor Ed Murray announced three new homeless encampment sites, two will house up to 60 to 70 people in up to 50 tiny houses, while the third will have the same capacity in tents.
	My Tiny House Project LA	Infinity Village	A Tiny Home for Good
Location	Los Angeles, California	Nashville, Tennessee	Syracuse, New York

Who	My Tiny House Project LA, a non-profit founded by South L.A. resident Elvis Summers	Rev. Jeff Obafemi Carr of interfaith group Infinity Fellowship, in collaboration with Dwayne A. Jones, owner of a construction company in Memphis	Local non-profit A Tiny Home for Good
What	Over 40 roughly 50-square-foot micro dwellings for the homeless housed on private property, equipped with rooftop solar panels, wheels, and a portable camping toilet.	Six colorful 60-square-foot shelters for the homeless, housed at Nashville's Green Street Church of Christ—each unit can hold a Murphy bed, mini-fridge, microwave, hybrid heating/AC.	300-square-foot houses for homeless people, focusing on U.S. veterans. Each house is built on vacant city lot and offers a living area, bed, kitchen, bathroom, and access to a professional care manager; tenants pay rent determined on a sliding scale based on income.
Cost	\$100,000 raised via crowdfunding	\$50,000, raised on GoFundMe	Each unit cost \$28,500 and was primarily built with volunteer labor and donated supplies. The majority of the funding comes from private donations; the rest come from grant support and resident rent (30 percent of a resident's monthly income).
Current Status	20 new tiny homes are being built on donated land, and a mobile shower unit is under development.	Fundraising to build out "Infinity Center," a 4,300-square-foot community space for youth and families. The Infinity Village project also served as a model for a similar development at Nashville's Green St. Church, a project that has received a \$120,000 gift from the city.	Five houses completed to date, with four more slated to break ground in August 2017 and seven more in 2018 if all goes according to plan.

	CASS Community Tiny Homes
Location	Detroit, Michigan

Who	Local organization CASS Community Social Services, focused on fighting poverty
What	A two-block stretch of 250 to 400-square-foot fully-equipped micro dwellings for the low- income population, including students, seniors, and the formerly homeless; tenants pay rent of between \$250 and \$400 a month on a rent-to-own model.
Cost	\$1.5 million, so far funded by donations from local companies and organizations, including a \$400,000 contribution from Ford.
Current Status	The first tiny house opened in early September 2016, while the latest batch of six houses were completed in May 2017. The goal is to build 25 homes in total as funding comes in.