

# Department Progress: Key Efforts, Milestones Met & Barriers Identified

**Affordable Housing Committee**  
**November 4, 2019**

**Lorena D. McDowell, Housing Department Director**



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# Key Efforts & Milestones

# Key First Quarter Milestones Met

All key  
Department  
**leadership roles**  
filled

Completed  
**Housing**  
Department  
Website

Finalized  
**Public Land**  
Disposition  
Policy

Developed  
**Preservation**  
Warning  
System

Awarded  
**576 new &**  
**preserved units**  
affordable  
housing  
(so far!)

Launched  
**homelessness**  
prevention  
program, Wake  
Prevent!

Successfully  
**rehoused Trees**  
and **Leaves**  
displaced  
tenants

Added 36  
temporary  
**Women's**  
**Shelter beds**



# Wake County Homelessness

# HUD Homelessness Definition

In January of 2012, HUD issued the final regulation to implement changes to the definition of homelessness contained in the Homeless Emergency Assistance and Rapid Transition to Housing Act. The new definition affects who is eligible for various HUD-funded homeless assistance programs.

The final definition includes four broad categories of homelessness:

Category 1	People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
Category 2	People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
Category 3	Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
Category 4	People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

# HUD Literal Homelessness Definition

**HUD defines Literal Homelessness by those individuals in Category 1, including individuals who:**

- Have a primary nighttime residence that is a public or private place not meant for human habitation;
- Are living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
- Are exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

# McKinney-Vento Homelessness Definition

**The McKinney-Vento Definition of Homelessness is defined as individuals who lack a fixed, regular, and adequate nighttime residence, including:**

- Children and youths who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations; are living in emergency or transitional shelters; or are abandoned in hospitals;
- Children and youths who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings...;
- Children and youths who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings; and
- Migratory children...who qualify as homeless for the purposes of this subtitle because the children are living in circumstances described in clauses above

# Raleigh/Wake Partnership to End and Prevent Homelessness

Every HUD identified geographic area in the Nation has a designated HUD Collaborative Applicant (Lead Entity). This is the only entity that can apply for Federal Continuum of Care funding, on behalf of the community, to serve our literally homeless population, through partnerships with local service providers.

In Wake County (NC-507), the Raleigh/Wake Partnership to End and Prevent Homelessness (“the Partnership”) is the Federally recognized 501(c)(3) that is charged with this responsibility.



# Partnership Roles & Responsibilities

**The primary role of a CoC Lead Entity is to educate the community and to coordinate local efforts and resources to do the most good.**

Some of the work of the Partnership includes:

- Managing the HUD Notice of Funding Availability (NOFA) process
- Convening committees and work groups
- Improving housing and crisis response services
- Collecting local data
- Identifying barriers and gaps in local homeless services
- Maintaining partnerships
- Increase public awareness and advocacy

# Partnership Transition

The Raleigh Wake Partnership to End and Prevent Homelessness has struggled to retain key staff and, as such, is struggling to provide the level of support that the community needs.

When the homelessness systems lead entity for a community is in such a state, the whole system suffers. Unfortunately, these effects can currently be seen on the ground in the level of care and timeliness of services provided to our most vulnerable residents.

The Partnership is currently in a rebuilding phase. A number of dedicated Board members are working with the agency's Interim Executive Director to ensure that the entity is able to push forward.

# Single Women's Homelessness

## Efforts & Outcomes

# Background & Partners

**On average, 35 women were sleeping behind the Wake County Women's Center building on any given night. Chair Holmes reached out to the Housing Department and asked that we work to address the issue. The Housing Department took the lead to engage the community and to find services and solutions for these women.**

The following community partners agreed to work together to immediately provide additional shelter for single women:

- Wake County Commissioners & Housing Department
- Urban Ministries: Helen Wright Shelter
- Healing Transitions
- Pullen Church
- The Wake County Women's Center

# Outcomes

**On September 22<sup>nd</sup>, 36 new, fully-funded, single women beds were made available in Wake County, to include case management.**

- New beds immediately filled up, with an average 96% utilization rate
- The average number of women sleeping behind the Wake County Women's Center has recued to 5 on any given night
  - Most of these women have incredibly high barriers and are choosing not to go to shelter
  - Staff continue to engage to create relationships and provide support
- A fair number of the women that came into shelter have already been rehoused!

# Wake Prevent!

## Homelessness Prevention Program



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# Housing Resource Team Services

## Information

Housing Information  
Sessions

Landlord Recruitment

Private & Public  
Housing Resources

## Education

Ready to Rent

Tenant Rights and  
Responsibilities

Be a Good Neighbor

## Assistance

Homeless Prevention  
Financial Assistance

Diversion &  
Prevention Case  
Management Services

Relocation Response

# Housing Resource Team

**The Housing Resource Team consists of a four position (seven person) staff design. Each position is considered critical to the overall success of the program.**

**Housing Resource Team Supervisor** – Responsible for supervision of staff, program monitoring, document compliance and financial resource management.

**Intake Coordinator** – Receives all Coordinated Entry referrals, conducts initial Wake Prevent! intakes and schedules qualified candidates with HRT Social Workers.

**Housing Navigator** – Works with Landlords and Property Mangers, assists HRT Social Workers and Wake Prevent! clients with finding appropriate housing resource and conducts Ready to Rent workshops.

**Social Workers (4)** – Work with vetted Wake Prevent! clients to assess current housing situation, design Housing Stabilization Plans and request financial assistance on their clients behalf. Social Workers will continue to work with clients post-housing placement to ensure that their stabilization needs are met.



# Wake Prevent!

Rental assistance may be approved for clients who are:

1. Currently fleeing or attempting to flee domestic violence
2. Doubled up (couch surfing) and client has been told by the lease holder to vacate the unit
3. A leaseholder and has received a notice to vacate the property by the property owner or manager
4. Paying for a hotel/motel without assistance
5. Exiting an institution (mental/physical health or jail/prison) and has no resources or support system to assist upon release

***\*\*For all households: The expected loss of housing must be less than thirty days away and the household's income must be less than 50% of Area Median Income.***

# Partnership with The Green Chair Project

**The Green Chair Project reuses gently-used household furnishings to renew lives of participants, who are recovering from or facing homelessness, crisis or disaster.**

Through a Wake County Department of Housing Affordability & Community revitalization and Green Chair Project partnership, each Wake Prevent! household will be provided access to all essential furnishings for their home, at no cost to them.



**\*\*Households required to complete a modified Ready to Rent workshop prior to approval for home furnishings.**

# Program Access

**Wake Prevent! does not take walk-ins and only accepts referrals through Coordinated Entry.**

Staff are co-located in existing Community Service Centers throughout Wake County to ensure ease of access for clients needing to schedule appointments. This also allows clients the opportunity to take care of additional human services needs with other providers on-site, before or after their scheduled appointment.

# Locations

## **Appointment Locations**

### **Wake County Northern Regional Center**

350 East Holding Avenue  
Wake Forest, NC 27587

### **Wake County Southern Regional Center**

130 North Judd Parkway North East  
Fuquay-Varina, NC 27526

### **Wake County Eastern Regional Center**

1002 Dogwood Drive  
Zebulon, NC 27597

### **Western Wake Regional Center**

111 James Jackson Avenue #219  
Cary, NC 27511

### **Wake County Human Services Center – Swinburne**

220 Swinburne Street  
Raleigh, NC 27610

### **Oak City Cares – Housing Services Center**

1430 S. Wilmington Street  
Raleigh, NC 27603

### **InterAct – Domestic Violence Services Center**

1012 Oberlin Road  
Raleigh, NC 27605

**\*\*Each location has a Social Worker on-site for appointments two (2) days per week, with the exception of Oak City Cares, which takes appointments four (4) days per week.**

# Targeting People At Greatest Risk of Homelessness



# Month One...

The official launch date of Wake Prevent! was October 1, 2019. In the month of October alone, the team received 98 Referrals through Coordinated Entry!

- 80 referrals accepted
  - Wake Prevent! Social Workers are currently working with these clients to evaluate their individual need and to deploy appropriate resources
- 17 referrals rejected
  - These referrals were improperly made. This issue will become less frequent as Access Sites become more familiarized with the process
- 1 referral canceled
  - Client chose to cancel/self resolved

# Trees and Leaves Tenant Relocation Project

## Efforts, Outcomes



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# Background

Property located at 1309 Kent Rd.  
(off Western Blvd)

- 64, 1-bedroom units
- Sold on 6/28/19 to Enclave Holdings for \$4.75 M
- 57 units were occupied on July 29, 2019
- Tenants told they had to vacate by September 9, 2019 and October 9, 2019 depending on past due balances and payment





# Partners



# Tenant Barriers

## Tenant Barriers to Housing

Felonies	Misd.	Eviction	Zero Income	Financial/Poor Credit/Rental History	Multiple	Substance Abuse	Health/Mental Health	Child Welfare	Unknown	None
16	10	3	3	14	15	3	14	1	3	4
39%	24%	7%	7%	34%	37%	7%	34%	2%	7%	10%

### Other demographics

- Seniors, 60+            8 = 20%
- Veteran                    1 = 2%

*\*Most all were extremely to very low income households*

# Outcomes

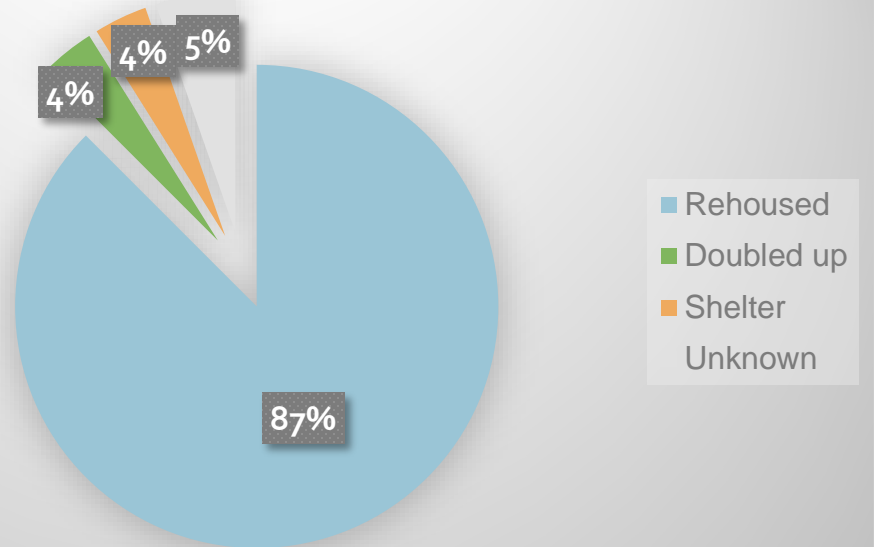
## As of October 31, 2019

- 53 Relocated: 93%
- 2 Evictions filed: 3.5%
  - 1 rehoused post-eviction
- 2 still on-site with leases
  - Working with Passage Home to rehouse

## Green Chair Support

- 33 Tenants have been provided new beds and furnishings, at no cost
  - 8 Pending

Current Location





# **Affordable Housing Advisory Committee**

# Affordable Housing Advisory Committee

With all Department Leadership roles now filled, Housing will begin working to re-engage the broader community. One of the key ways that we will do this is through the launch of our Affordable Housing Advisory Committee.

This Committee will be comprised of leaders in key areas that are connected to housing and community members with lived experience.

The Advisory Committee will meet regularly to both inform future programmatic and funding decisions as well as to ensure that housing affordability issues and solutions are shared, through them, to their respective communities.

# Proposed Composition

Affordable Housing Advisory Committee Proposed Composition	Partner Representative Recommendations
1. Affordable Housing Developer	For-Profit or Non-Profit Developer
2. Behavioral Health Systems	Alliance Health
3. City of Raleigh	City of Raleigh Department of Housing & Neighborhoods
4. Community Representative	Outspoken community advocate with knowledge of affordable housing issues in Wake County
5. Economic Development	Raleigh Chamber
6. Faith Community	Faith-Based Community Leader
7. Financial Systems	Banking Industry
8. Hospital Systems	Representative from the Healthcare/Hospital System
9. Hospitality Industry	Triangle Area Hotel & Motel Association
10. Human Services	Wake County Human Services Department
11. Law Enforcement	Raleigh Police Department or Sheriff's Department
12. Legal Industry	Legal Aid of North Carolina or North Carolina Justice Center
13. Lived Experience Community Representative	Community Member with low-income lived experience
14. NC-507 Continuum of Care	Raleigh/Wake Partnership to End & Prevent Homelessness
15. Rental Housing & Property Management	Trainable Apartment Association
16. Wake County Public School System	Wake County Public School System Liaison

# Housing Department Staff Support

Through our new Department staff and structure, the Housing Leadership Team will provide a high level of expertise and support to the Affordable Housing Advisory Committee.

## Housing Leadership Team:

Wake County Housing Department	Representative
Housing Director	Lorena McDowell
Deputy Housing Director	Ed Barberio
Equitable Housing & Community Development Division Director	Alicia Arnold
Homeless & Prevention Services Division Director	David Harris
Permanent Housing & Supportive Services Division Director	Diane Cilento
Strategic Advisor for Data	Vanessa Kopp
Business Officer	Cicely Childs

# Questions?

## Department of Housing Affordability & Community Revitalization Leadership Contact Information:

Lorena D. McDowell, Housing Department Director: [lorena.mcdowell@wakegov.com](mailto:lorena.mcdowell@wakegov.com)

Edward Barberio, Housing Department Deputy Director: [edward.barberio@wakegov.com](mailto:edward.barberio@wakegov.com)

Alicia Arnold, Equitable Housing & Community Development Division Director: [alicia.arnold@wakegov.com](mailto:alicia.arnold@wakegov.com)

David Harris, Homeless & Prevention Services Division Director: [dharris@wakegov.com](mailto:dharris@wakegov.com)

Diane Cilento, Permanent Housing & Supportive Services Division Director: [diane.Cilento@wakegov.com](mailto:diane.Cilento@wakegov.com)

Vanessa Kopp, Strategic Advisor for Data: [vanessa.kopp@wakegov.com](mailto:vanessa.kopp@wakegov.com)

Cicely Childs, Business Officer: [cicely.childs@wakegov.com](mailto:cicely.childs@wakegov.com)