

COMMUNITY HOMELESSNESS

Ann Arbor Area 2009





A Perfect Storm...

Ann Arbor & Washtenaw County Residents are facing an increasingly difficult economic situation:

- *Increased Unemployment*
- *Increased Poverty*
- *Increased Foreclosures*
- *Increased Evictions*
- *Other Concerning Indicators*



A Perfect Storm...

- Economic challenges for residents are affecting social services providers as well:
 - Non-profit agencies are noting an overall **increase in demand for services**—specifically basic needs services like food, shelter and safety.
 - These same agencies are facing decreasing public and private funding, which is resulting in **fewer services, decreased hours, and staff reductions**





A Perfect Storm...

- According to a July 2009 survey of local non-profit agencies:
 - Revenues are declining from all sources, with **donations from individuals declining** for 65% of agencies.
 - Of those agencies that have reduced staff in the first half of 2009, **73% reduced program staff.**



A Perfect Storm...

- Every facet of our local homelessness system of care is seeing **increased demand** this year:

| Homeless or In Housing Crisis | January to July 2008 | January to July 2009 | % Increase |
|--------------------------------|----------------------|----------------------|------------|
| Single Adults | 919 | 1106 | 20% |
| Chronically Homeless Adults | 179 | 238 | 33% |
| Families | 368 | 474 | 29% |
| # of People in Families | 1162 | 1359 | 17% |
| Unaccompanied Youth > 18 years | 43 | 80 | 86% |



A Perfect Storm...

- From 2008 to 2009, local homeless shelters are experiencing an **overwhelming increase** for services and shelter:
 - ▣ *Interfaith Hospitality Network: 52% increase in length of shelter stay*
 - ▣ **SOS: A 22% increase** in requests for housing crisis services.
 - ▣ *Salvation Army: 30% increase in assistance requests for the newly unemployed*





A Perfect Storm...

- 60% of adults in families with children were experiencing their **first instance of being homeless**
- 87% of adults in families with children identified **employment challenges** as the primary or secondary reason for being homeless
- 65% of children in homeless families were **under 10 years of age**



A Perfect Storm...

- Another dilemma for our system of care is the formal and informal homeless encampments throughout urban and rural areas of Ann Arbor and Washtenaw County
 - Anywhere from 30 to 80 people are reportedly at common ‘homeless camps’ at any given time in Ann Arbor.
 - Some people have been through the existing shelter system and are still homeless, others are unwilling to follow program guidelines (sobriety, etc.), and still others do not want to participate in a shelter program at all.



A Perfect Storm...

- Increased demand plus inclement weather



Short-term Responses

- Current Homeless Shelter Capacity:
 - Shelter Association of Washtenaw County:
 - 50 beds (individual adults)—Delonis Center
 - 25 chairs serve as warming center – Delonis Center
 - 25 overnight spaces (individual adults)—Winter Rotating Shelter
 - Salvation Army:
 - 35 beds (families and individual adults)
 - Safe House Center
 - 50 beds (individuals and families fleeing domestic violence)
 - SOS:
 - 6 family units/24 beds (families only)
 - Interfaith Hospitality Network (IHN):
 - 6 family units/24 beds (families only)
 - Ozone House:
 - 6 beds (youth only; ages 10 to 17)
- **TOTAL: 189 beds (+50 overnight spaces for individual adults in Winter only)**



Short Term Responses

□ **INCREASING EMERGENCY SHELTER CAPACITY FOR SINGLE ADULTS.**

- While this is only temporary, it will keep more people safe and warm overnight for the winter months.

□ **PROPOSAL:**

- The Shelter Association will increase to its annual rotating winter shelter to provide an additional 25 spaces for homeless individuals needing emergency, overnight shelter.
- Additionally, the Delonis Center will add 25 beds, and move warming center to Community Kitchen space through the winter.
- The Delonis Center will enhance staffing to provide support.

□ **COST:**

- Winter Only: ~\$25,000
- Full Year: ~\$55,000





Short Term Response

- **FUND TEMPORARY HOUSING VOUCHERS FOR FAMILIES.**
 - There is no equivalent to the Delonis Center for families, in terms of available space to expand. Therefore, a congregate family response means creating a new space and support structure.
 - Housing vouchers for 12 months would be similar in cost to group shelter for 4 months, and effectively opens up back door.
- **PROPOSAL:**
 - Local family shelters will provide case management and housing vouchers to 10 families.
 - We will work with Avalon Housing, the Ann Arbor Housing Commission, and private landlords to fill vacant rental units
- **COST:**
 - Winter-only: ~\$45,000-55,000
 - Full Year: ~\$140,000-155,000



Long –Term Solutions

Since 2005 the City of Ann Arbor has supported 58 new units of permanent supportive housing

City of Ann Arbor Homeless & Special Needs Units Added since 2005

| Ward | Total Budget | City Amount | Leveraged | Total Units | Supportive Services for: | Developer |
|--------------|--------------------|--------------------|--------------------|-------------|--------------------------------------|---------------------------|
| 1 | \$3,036,260 | \$845,000 | \$2,191,260 | 20 | Chronically homeless individuals | Avalon Housing |
| 3 | \$796,416 | \$410,000 | \$386,416 | 11 | Vets, Disabled, homeless individuals | Michigan Ability Partners |
| 5 | \$1,040,000 | \$455,000 | \$585,000 | 6 | Chronically Homeless Individuals | Avalon Housing |
| 1 | \$800,000 | \$375,000 | \$425,000 | 4 | Families from Domestic Violence | Avalon Housing |
| 1 | \$1,078,950 | \$525,000 | \$553,950 | 7 | Homeless Youth | Avalon Housing |
| 5 | \$1,602,095 | \$615,648 | \$986,447 | 10 | Vets, Disabled, homeless individuals | Michigan Ability Partners |
| TOTAL | \$8,353,721 | \$3,225,648 | \$5,128,073 | 58 | | |



Long –Term Solutions

Since 2005, the City of Ann Arbor has supported the maintenance 161 units of permanent housing

City of Ann Arbor Homeless & Special Needs Units Maintained since 2005

| Ward | Total Budget | City Amount | Leveraged | Total Units | Supportive Services for: | Developer |
|--------------|--------------------|--------------------|--------------------|-------------|--------------------------|--------------------|
| 1 | \$1,471,648 | \$757,000 | \$714,648 | 23 | Some Homeless | WAHC |
| 3 | \$73,100 | \$73,100 | \$0 | 1 | Disabled | CHA |
| 3 | \$103,000 | \$103,000 | \$0 | 1 | Disabled | CHA |
| 5 | \$129,000 | \$129,000 | \$0 | 2 | Disabled | CHA |
| 3 | \$49,000 | \$49,000 | \$0 | 1 | Disabled | CHA |
| 5 | \$280,851 | \$65,851 | \$215,000 | 6 | Some Homeless | Avalon |
| 5 | \$136,175 | \$136,175 | \$0 | 29 | | Housing Commission |
| 5 | \$3,154,549 | \$742,549 | \$2,412,000 | 48 | Some Homeless | WAHC |
| 4 | \$250,454 | \$224,000 | \$26,454 | 14 | Some Homeless | Avalon |
| 4 | \$385,600 | \$385,600 | \$0 | 23 | Some Homeless | Avalon |
| 1 | \$142,600 | \$142,600 | \$0 | 6 | Some Homeless | Avalon |
| 5 | \$160,050 | \$160,050 | \$0 | 7 | Some Homeless | Avalon |
| TOTAL | \$6,336,027 | \$2,967,925 | \$3,368,102 | 161 | | |





Long –Term Solutions

- We must continue to invest in permanent housing despite our challenging environment
- Continued efforts to replace units lost with the former Y
- Much of the local resources devoted to permanent supportive housing in recent years has been used to **maintain existing units.**
- The primary source of financing for additional housing units, Low-Income Housing Tax Credits, has dried up due to the collapse of the housing market and financial system.





Long-Term Solutions

- Some long-term solutions to the increased demand on our system of care include:
 - Continued support of nonprofit housing and human service providers
 - Commitment of additional services funding for existing, un-supported units
 - Employment Opportunities





Questions?

slide show