

S3 Housing Connect Meeting Notes
October 12, 2017
San Lee Park Nature Center

Attendees: Byron Buckels, Chris Kelley, Janet Ayres, Cindy Hall, Sherry Shudra, Earl Murphy, Tami Carter, Brad Simon, Wayne Chew, Johnnye Waller, John Kirkman, Kendra Martin, Dennis Barrick, Kendra Martin, Bob Hughes, Angela Cobb, Leon Jackson, Dick Poletti, Lesa Price, Heather Garrity, Emily Schwarz, Hal Hegwer, Bill Hicks, Jefferey Rawlings, Gayle Johnson, Rachel Picard, Marshall Downey, Karen Kennedy and Terry Allebaugh.

Welcome and Introductions

Jefferey Rawlings welcomed everyone and introductions were made. The meeting was called to order at 4:13pm.

Announcements

Jefferey R. stated that a landlord from Sandhill Manor will be present at the December meeting. This person is very interested in what we are doing and hopefully will get other landlords involved. The meeting agenda was reviewed. Karen Kennedy mentioned housekeeping items such as adding new meeting notes to the binders and encouraged everyone to utilize the S3 website about meetings and related information.

Temporary Shelter-Hotel Fund

Jefferey R. presented information to the City Council about the need for funds to handle emergency situations for homeless individuals needing an immediate place to stay. This funding source will only be used if there are no other options and will be used very sparingly and in extreme situations. This funding source will remain anonymous. These private funds do not have to go to HUD approved people. Once the new emergency shelter is up and running then the emergency funds won't be used as frequently.

The City of Sanford agreed to commit a contribution of \$1500 for temporary shelter funding. Jefferey R. will present this same request to the County Commissioners in hopes of their support and commitment of monies.

Review of Point in Time (PIT) Count held October 4, 2017

Emily Schwarz stated that there were 25 volunteers that helped with the informal PIT count on Wednesday, October 4. This dry run count helped gain perspective of what services people are currently using and need. There were 64 homeless found based on the HUD definition, which is a low number compared to the school's definition of homeless. This means that there are definitely more homeless that were not found. The average age was between 25 and 60, and there were 24 children. The average race was black, and then white. The average reason people were

homeless was because of eviction or unemployment, but domestic violence was the second most prevalent reason. This proves that the community doesn't need to be as worried about substance abuse or crime, since those were not the prevalent reasons people were homeless. From this count, we learned that volunteers were sent out too early (6:00 PM-6:30 PM). Next time, volunteers will be sent out later at night and/or very early in the morning. Also, volunteers need to take tools of engagement with them such as sandwiches. Food is the best way to encourage the homeless to talk. There are significantly more unsheltered people now than there were last January and the shelters are significantly less full now. This could be because the weather is nicer now than it is in January. Another caveat is that there are more employment opportunities when it is warm outside than there are when it is cold. This is why HUD does the official PIT count in January. Some homeless people were staying in hotels, but many would not identify who is paying for their hotel rooms. Many people were staying in the Prince hotel, and reported that they were paying approximately \$900 a month in rent. They have to stay in the hotel because they are not able to secure money to pay for rent and accumulate monies often needed for rent and utility deposits in order to find another location to live. Emily S. will send an email with a summary report about the event.

Six for Six Committee Reports

- **Low Barrier Shelter-** The last meeting was held on Monday after Bread of Life's board meeting. They continued to work towards the list of items needed to open the emergency shelter. Bread of Life is still on target for the December 1st opening. On December 9th LBS is requesting that *S3 Housing Connect* go and volunteer by serving lunch starting at around 10:30 AM. Lastly, Bread of Life received special use of approval to move forward with their Low Barrier Shelter plans. They will be starting a significant capital campaign as soon as possible. Bill Hicks thanked everyone for their support.
- **Service Provision-** The last meeting was held on October 9th. They reviewed information and coordinated assessment needs. Three questions were addressed in order to pick an entry point. They are continuing to work on their plan for coordinated assessment.
- **Housing-** The last meeting was held September 26th. They discussed multifamily, senior living, and first time homeownership projects. There is a critical need in Lee County for these three areas. Lee County also needs affordable housing, so that is the top priority. 226 Linden is the first objective. Housing committee will be creating a sales strategy for affordable housing funding. Shannon Judd brought materials that discussed the housing shortage. The question of how to fund affordable housing was brought up, and it was discussed that penny for housing could be a solution. Housing committee will be hearing a presentation from a representative of the NC Housing Coalition and discussing this idea at their meeting on October 24th at 3:00 PM. Someone from *S3 Housing Connect* asked "what is considered affordable housing?", and the reply was that affordable housing is

when 30 to 40 percent of income is equivalent to rent. Anything over that percentage is overburdening and many people don't have the funds to pay that. Some people are paying double what they should be when they can't afford it. Another question was "Are we aware of any city or county that has given an incentive to developers for low income housing?" and the answer was yes, expedited permitting. They are able to grant requests to build more units and exceed zoning. Those incentives have had modest impacts. One thing that has had the largest impact in other cities has been inclusionary zoning. This was followed by the question "Are the units that Sanford Housing Authority has affordable?" The answer is yes, they are the largest provider locally. Dick Poletti asked if the amount of abuse that the renter puts on the property will affect the person wanting to rent to them, and the answer was that it depends on the situation. Durham has set aside \$10,000 in case the renter messes up the apartment, but this money has been rarely used. Many places are teaching tenants how to be tenants. Bill Hicks asked about affordable housing units, and if the owner of that property would receive any additional funds from the government. There could be subsidized rent, and Brad Simon mentioned the Harkey Road residences. It was mentioned that Section 8 could be an option, but there is no money for Section 8 locally right now. Autumn Oaks on Woodland Avenue is based on income and a tax credit program. Sherry Shudra asked how many units Linden Avenue could have when it is developed, and it will be able to have three two-bedroom units. Unfortunately, there is no funding currently available for pre development costs. Housing committee will start gathering an estimate so Resource Development Committee can start seeking funds.

- **Community Engagement-** This committee wants to host a capital campaign kickoff event at the Bread of Life tentatively November 15th at 1:00 PM. They will start working on flyers, donation envelopes and press releases for this event. This will be a good opportunity to get the community involved. Betsy Jungkind would like to talk to every group in Sanford before November 15th about the event.
- **Resource Development-** On September 19th this committee visited *Inasmuch* shelter. They learned that this shelter started as a breakfast program and then opened a shelter. It was also discussed that there are people in *S3 Housing Connect* that can write grants. *Inasmuch* puts out Facebook requests when they need white flag transportation, so churches and other organizations can help out. The committee is discussing a 501C3 status, and decided that it would probably be easier to partner with a local nonprofit then apply for a status for *S3 Housing Connect*.
- **Data and Metrics-** Discussed PIT Count earlier in the meeting.

Terry's Observations on S3 Housing Connect progress to date:

Terry A. felt that there was good groundwork laid for future PIT counts at the dry run held October 4. Current data is important for funding and showing the realities for a community The

PIT numbers will provide some background info as the community works toward a Low Barrier Shelter. *S3 Housing Connect* is providing a good framework and everyone is at a good energy level. We should try to focus on the committees and individual committee work and create a template for goals for the rest of the year. We need to create this blueprint for what we want to accomplish in 2018. Betsy Jungkind asked how we're doing in comparison to other communities, and the answer was that we're doing great!!! We just need to establish work for the committees so the momentum continues in a positive manner.

Jefferey Rawlings asked if everyone is excited for the future of this initiative and all agreed yes! Councilmember Byron Buckels thanked everyone for such heartfelt passion.

The next meeting will be held Thursday, November 9, 2017 from 4-6 pm. Karen K. will let everyone know the location soon.

There being no further business the meeting was adjourned.