UNSHELTERED HOMELESSNESS SUMMIT

2021

Summary Report

FREDERICKSBURG REGIONAL
CONTINUUM OF CARE
partners ending homelessness

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INTRODUCTION

The Fredericksburg Regional Continuum of Care (CoC) partnered with the City of Fredericksburg to host an Unsheltered Homelessness Summit held at University of Mary Washington on September 29, 2021. The goal of the summit was to discuss the current state of unsheltered homelessness in the region and how unsheltered homelessness can be addressed through permanent housing. The summit was a cross-sector convening and included representative from local jurisdictions of Planning District 16 as well as homeless services providers and key community partners.

SUMMIT PRESENTATIONS

Welcome and Context Setting

- Christian Zammas, CoC Board Chair

Overview of the CoC Strategic Plan

- Amy Nisenson and Susan Hallett, Consultants

Gaps and Opportunities

- Homeless Data - Samantha Shoukas, CoC Program Director
- Service Provider Introductions:
  - Kathy Anderson, Empowerhouse
  - Lisa Crittenden, Loisann's Hope House
  - David Cooper, Thurman Brisben Center
  - Meghann Cotter, Micah Ministries
- Housing Landscape - Kim McClellan, Fredericksburg Area Association of Realtors (FAAR)

Learning from Other Communities

- Premier Circle Development, Charlottesville, Virginia - Julie Anderson, Anthony Haro and Stacy Pethia
- Eden Village, Springfield, Missouri - Nate Schlueter

Breakout Discussions

OPENING REMARKS

The summit kicked off with opening remarks from Christian Zammas, current CoC board chair and owner of Katora Coffee in downtown Fredericksburg. Christian shared his personal experiences with homelessness and the local homelessness response system and the value of a collaborative approach to address unsheltered homelessness.

"I am committed to ensuring that every person has a home to call their own."

COC STRATEGIC PLAN

Following opening remarks, consultants Amy Nisenson and Susan Hallett gave an overview of the recent CoC strategic planning process that updated the CoC 10-year Plan to End Homelessness (2014-2024). The updated plan was completed in June 2020 and is designed to last three years from 2021-2024. Amy and Susan updated summit participants on the process used to develop the plan and the goals of the new plan. The process included work with the CoC Board, CoC staff, and a smaller steering committee. A confidential survey was conducted at the beginning of the process in October 2019 that included input for the full CoC membership. Four consumer input sessions were held with people with lived experience of homelessness. Information from the surveys and consumer sessions was shared with the full CoC Board, who also updated the mission, vision, and values of the CoC. The CoC Board also reviewed the role of the CoC as defined by the Department of Housing and Urban Development (HUD). The updated three-year plan has three main goals:

01 — Systems Goal

Achieve a housing-focused homelessness response system that is comprehensive and effective.

02 — Operational Goal

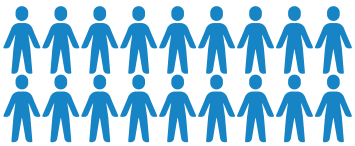
Strengthen the internal operations of the CoC to effectively support community strategies that address homelessness.

03 — Community Goal

Enhance the CoC's role as the community leader and subject matter expert on homelessness.

GAPS AND OPPURTUNITIES

Samantha Shoukas, CoC Program Director, gave an update on regional homelessness data which highlighted the following:



The 2021 Point-in-Time Count identified 18 people living unsheltered.

Demographics

In PD-16, 65% of unsheltered homeless are white; 72% are male; 78% have a disability or past trauma; 61% have mental health challenges and 68% have had at least 4 adverse childhood experiences. The average individual is 45 years of age.

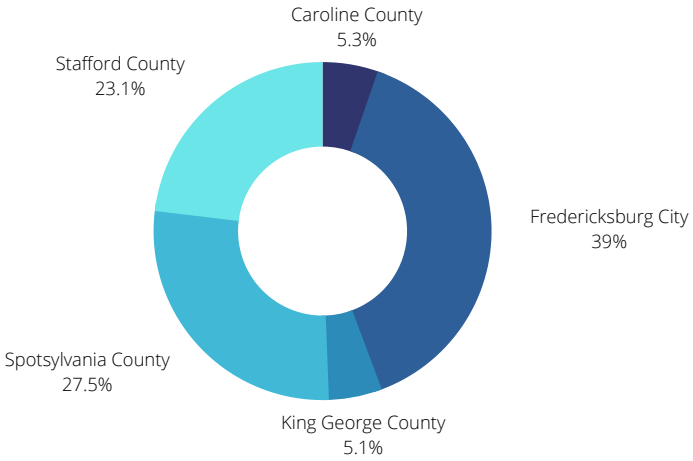
HUD Definitions:

Unsheltered Homelessness - Anyone whose primary nighttime residence is a place not meant for human habitation - car, park, bus, or train station, abandoned building or tent.

Chronic Homelessness - whether unsheltered or sheltered, as those that have experienced homelessness continuously for at least 12 months or on at least 4 separate occasions adding up to 12 months in the last 3 years and have a disability.

49% of unsheltered individuals have no income and no natural supports; 61% suffer from mental health challenges, 27 % have alcohol abuse problems, 27% suffer from chronic health issues, and 52% have 2 or more of these conditions.

LOCATLITY BREAKDOWN



Those from PD-16 who used emergency shelter/street case management in the past year broken down by jurisdiction are:

- Caroline County: 24 people or 5.3%
- City of Fredericksburg: 176 people or 39%
- King George County: 23 people or 5.1%
- Spotsylvania County: 124 people or 27.5%
- Stafford County: 104 people or 23.1%

PERMANENT HOUSING

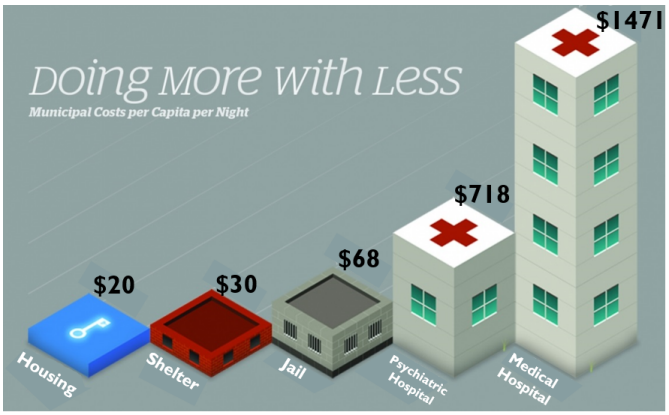
Permanent Supportive Housing (PSH), housing with wrap-around services, is a proven solution to addressing unsheltered homelessness.

Local Need

PD-16 needs 75 more affordable PSH units to meet the needs of the unsheltered homeless community, as well as those living in temporary COVID-19 hotels. Market factors make housing affordability a large challenge. The current supply chain demands plus the cost of land and lumber make it hard for developers to construct affordable housing units around the country and especially in the greater Fredericksburg region.

Investing in Housing

It makes sense to invest money into housing as it actually can save the community money in the long run. The municipal costs per capita per night are as follows: $20 housing; $30 shelter; $68 jail; $718 psychiatric hospital and $1,471 medical hospital.



COMMUNITY PROVIDERS

Following remarks from the CoC Program Director, four community providers gave an overview of their agencies. Presentations were given by:

Empowerhouse, the area's domestic violence provider offering support services, emergency shelter, and housing programs.

Loisann's Hope House, the area's largest family homeless service provider, offering emergency shelter and housing programs as well as community prevention and coordinated assessment services.

Micah Ecumenical Ministries, the collaboration of churches that offers services to the unsheltered homeless through a drop-in center, a medical respite shelter, and housing programs.

The Thurman Brisben Center, which is the area's largest year-round emergency homeless shelter.

HOUSING MARKET

Kim McClellan, Public Policy Director of the Fredericksburg Area Association of Realtors (FAAR), gave an overview of the real estate landscape in PD-16. She highlighted that in 2020, the area had $3.02 billion in real estate sales. The median house price was $339,520 with about 8,310 units being sold. She noted that for 2021 to date, the area already had $2.5 billion in sales, 6,238 units being sold, and the median house price was $380,000. These trends make it challenging for someone of middle-class status to support housing in the current market, let alone someone with little to no income as those experiencing unsheltered homelessness.

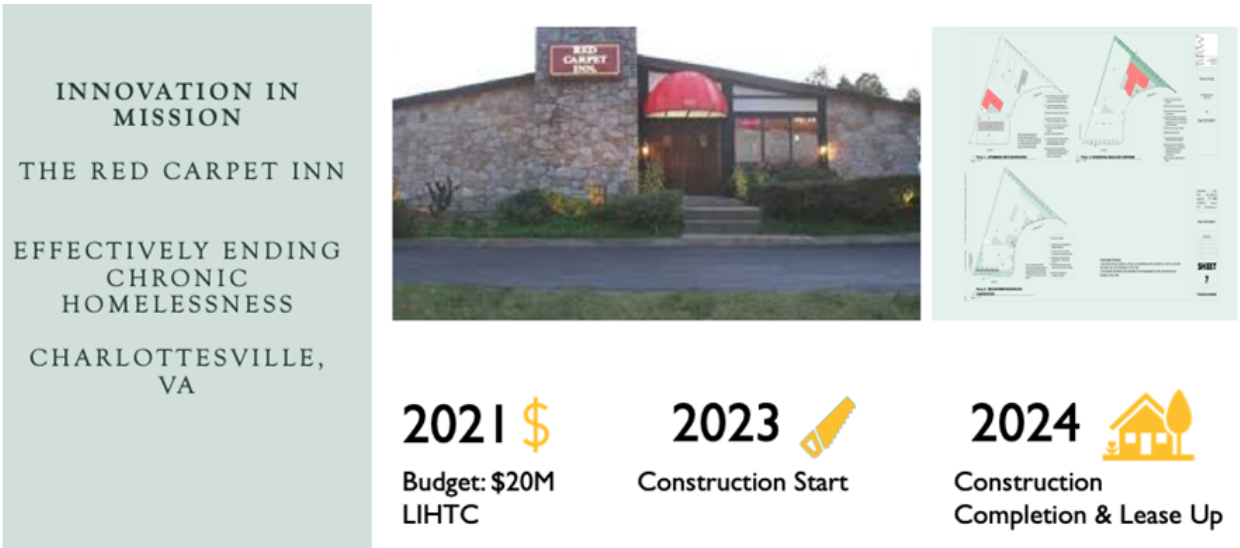
COMMUNITY EXAMPLES

The summit provided two examples of community solutions to addressing unsheltered homelessness, one from Charlottesville, Virginia and once from Springfield, Missouri. Each offered a different approach to permanent supportive housing.

Premier Circle, Charlottesville, VA

Presenters included Anthony Haro of the Thomas Jefferson Area Coalition for the Homeless, Julie Anderson of Virginia Supportive Housing, and Stacy Pethia, Housing Policy Manager for Albemarle County.

- A coalition of local government, homeless response organizations, and community nonprofits formed the Charlottesville Albemarle Affordable Housing Coalition (CHAAHC) to purchase a hotel with the goal of redeveloping it into permanent supportive housing units.
- In 2020, after moving many chronically unsheltered homeless individuals into hotels and motels during COVID-19, the coalition decided to purchase a Red-Carpet Inn with a $4.5 million donation from the Charlottesville Community Foundation. The coalition built a partnership with Virginia Supportive Housing, a Richmond based organization specializing in project-based permanent supportive housing, to secure additional funding for redeveloping the building.
- The $20 million renovation cost will be covered through $10 million in federal low-income housing tax credits and additional funding from local government and private foundation support.
- The Albemarle Board of Supervisors has also contributed $186,000 and approved the rezoning of the Red-Carpet Inn from commercial to neighborhood. The Board of Supervisors has made recommendations for a new housing policy to increase the supply of affordable and workforce housing in the Charlottesville region.



Eden Village, Springfield, MO

Presenter was Nate Schlueter, Chief Visionary Office for Eden Village.

Eden Village was started in 2019 and is a permanent supportive housing community for the chronically homeless. The initial land was donated and the community houses 32 residents on the property. The property includes a large community center where residents and members of the community can come together.

The qualifications to live at Eden Village are that an adult must be from the local community, must qualify as chronically homeless, and must have a physical/mental disability. Residents are provided with on-site amenities and the community coordinators assist residents in connecting with the appropriate external social services and care providers.

Each resident pays a portion of their monthly earnings, the sources of which include Disability SSI, Pension, Veteran Benefits, Family Trust/Support, income from work, etc. A resident can stay at Eden Village forever.

BREAKOUT GROUPS

Following presentations, summit participants were given the opportunity to break into four groups to discuss the following questions:

1. Taking into account the data, strategic priorities, and examples from other communities, what are possible next steps for addressing unsheltered homelessness in the Fredericksburg Region?
2. What are the opportunities and barriers for building a public/private partnership to support these efforts?
3. How can we better engage the localities in working to end unsheltered homelessness?

QUESTIONS AND CONCERNS TO CONSIDER:

- What comes first? – identifying a site, building partnerships with localities, or identifying funding opportunities? Are we more successful if we have a plan in place before engaging with the localities?
- Zoning – finding the land needed for a permanent supportive housing solution in a favorable zoning class that allows for effective development.
- Can we identify other investors to sustain housing innovation? - Using government money is uncertain because this money may not always be available. Private funders may give project more independence and flexibility.
- What role can/does the faith community play in further housing development? Does faith engagement help or inhibit attracting additional funding?
- There are different goals/perspectives of what is needed—the community needs to agree to a common vision for next steps.
- Homelessness in the counties is hidden and the localities offer very little funding to support effort to address the issue- Boards of Supervisors are not aware of numbers of homeless and how those impact their communities.
- We need to look at the entire homelessness ecosystem and understand the different populations within it and where there are gaps.

OPPORTUNITIES FOR ACTION STEPS

- Importance of collaboration – to address unsheltered homelessness, we need to have a public/private partnership
  - Advocate to local politicians/council members to identify a champion in each locality
  - Bring the business community in to help with supports such as jobs, healthcare, public transportation, etc.
- The CoC is the coordinating body in place to address homelessness - they can provide data and best practices and should continue to convene a cross-sector of constituents to develop solutions to ending unsheltered homelessness.
  - Lack of knowledge of the CoC hinders their influence/authority – increased awareness of the CoC as leadership the homelessness solution is needed.
- Local government has a role to play in addressing homelessness both in terms of funding and support.
  - Government can help us access new federal dollars to support housing growth
- We learned from the pandemic what works:
  - Fostered more participation across sectors
  - Created pathway for inclusiveness
  - Shifted from shelter to housing
- Community engagement – we need to continue to help the community understand homelessness and understand the need for supportive housing

RECOMMENDED NEXT STEPS

There is a clear need for a permanent supportive housing (PSH) solution in Planning District 16. Two options were explored at the Summit and it will need to be determined which option comes to the forefront. The CoC as the convener and collaborator has put together an action plan that includes a time frame for action steps and identifies who is responsible for initiating the action. The CoC will provide an update on the progress of these steps in Summer of 2022.

ACTION STEP	RESPONSIBLE PARTY	TIME FRAME
Share and widely distribute Summit report and action plan within the region.	Samantha Shoukas, CoC Program Director	By 12/03/2021
Meet with Virginia Supportive Housing to determine interest in working in Planning District 16 and identify opportunities for partnership.	**Samantha Shoukas, CoC Program Director and Tim Baroody, Fredericksburg City Manager**	**By 12/31/2021**
Engage regional planning departments to analyze zoning and potential revisions/amendments to support permanent supportive housing	PDC Planning Directors	By 3/31/2022
Identify housing solution to be used and consider potential site acquisition.	**Samantha Shoukas, CoC Program Director**	**By 3/31/2022**
Identify and apply for sources of funding to support the development of the selected permanent supportive housing project.*	Samantha Shoukas, CoC Program Director	By 3/21/2022

*These include but are not limited to GWRC affordable housing grant and DHCD pre-development grant. These funds may leverage $2 million from the City of Fredericksburg has set aside for a "homeless initiative".

UNSHELTERED HOMELESSNESS SUMMIT

WEDNESDAY
SEP 29
8AM - 12PM

JEPSON ALUMNI CENTER
UNIVERSITY OF MARY WASHINGTON
1119 HANOVER STREET
FREDERICKSBURG

Homelessness is a complex issue with a simple solution - housing.

Despite tragic loss, the response to the COVID-19 pandemic has been better funded and provided more opportunities to combat homelessness on a large scale than ever before. This influx gives us a once-in-a-lifetime opportunity to do something big and bold to become a community that no longer has people living outside.

This summit will bring together jurisdictional partners and service providers to discuss the challenges and opportunities to comprehensively address unsheltered homelessness through housing.

SPEAKERS

CoC Speakers

CHRISTIAN ZAMMAS
COC BOARD CHAIR
OWNER, KATORA COFFEE
FORMERLY HOMELESS

SAM SHOUKAS
COC STAFF
COC PROGRAM DIRECTOR, GWRC

KIM MCCLELLAN
COC BOARD MEMBER
PUBLIC POLICY DIRECTOR, FAAR

Guest Speakers

VIRGINIA SUPPORTIVE HOUSING
RICHMOND, VA

THOMAS JEFFERSON AREA COALITION FOR THE HOMELESS
CHARLOTTESVILLE, VA

ABERMARLE COUNTY
CHARLOTTESVILLE, VA

EDEN VILLAGE
SPRINGFIELD, MO

SCHEDULE

- Welcome
- CoC Strategic Plan Overview
- Gaps and Opportunities
  - Homeless Landscape
  - Housing Landscape
- Community Examples
  - Charlottesville, VA
  - Springfield, MO
- Breakout Sessions

ATTENDEES

- Local elected officials
- Jurisdictional staff
- Homeless services providers
- CoC staff and leadership

Refreshments will be provided.

FACILITATED BY Amy Nisenson Consulting

PRESENTING SPONSOR Fredericksburg Regional Continuum of Care — partners ending homelessness

SUPPORTING SPONSOR FXBG City of Fredericksburg