

MAKING A PLACE FOR EVERYONE:

TIPS, TOOLS, STRATEGIES AND BEST PRACTICES FOR STARTING AND OPERATING HOMELESS AND TRANSITIONAL SHELTER FACILITIES IN RURAL COMMUNITIES



RURAL HOUSING CAPACITY BUILDING PROGRAM (RHCB)

FUNDED BY THE DEPARTMENT OF HEALTH AND HUMAN SERVICES
COMPASSION CAPITAL FUND

Presenters:

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SAFE/SHED/TBAI

Debbie Morrison, Executive Director
Serenity Pointe

Moderator:

Shonterria Charleston, Program Manager
Housing Assistance Council



**HOUSING
ASSISTANCE
COUNCIL**

**Building
Rural
Communities**

- *improves housing conditions for the rural poor, with an emphasis on the poorest of the poor in the most rural places in the United States.*
- *offers services to public, nonprofit, and private organizations throughout the rural United States.*
- *maintains a special focus on high-need groups and regions: Indian country, the Mississippi Delta, farmworkers, the Southwest border Colonias, and Appalachia.*

HAC SERVICES



- **Loans.** Since 1971, HAC has made almost \$164 million in loans to help create more than 56,867 homes, including water/sewer connections. HAC's loan funds have reach throughout rural America, with loan commitments to over 600 local organizations in more than 400 counties throughout 49 states and territories of Puerto Rico and the U.S. Virgin Islands.
- **Research and Information.** HAC publishes the biweekly newsletter HAC News and Rural Voices, a quarterly magazine; writes up to 15 research reports and technical manuals annually; and maintains a rural housing resource center for its constituents. HAC's Web site, www.ruralhome.org, is a significant source of up-to-date information on rural housing topics.

HAC SERVICES



- **Technical Assistance.** HAC's expert staff delivers thousands of hours of technical advice each year to organizations and developers improving low-income rural housing. One element of HAC's assistance is a contract with HUD to help rural Community Housing Development Organizations (CHDOs) use HOME and other funding programs.
- **Training.** HAC sponsors intensive training workshops all over the country, emphasizing housing development, financing, construction and nonprofit management. HAC also regularly convenes the National Rural Housing Conference; more than 700 people attended the December 2008 conference in Washington, D.C.

HAC OFFICES



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SERENITY POINT



"Shelter from the Storms of Life"

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Executive Director
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<http://serenitypointe.org/Homepage.html>



SERENITY POINTE

“SHELTER FROM THE
STORMS OF LIFE”



Where to Start

- Research and visit established organizations
 - If you are not sure which population you wish to work with (male, female, children, families)
 - Spend at least a day at an organization that is serving each population
 - ✦ *Once you know whom you will serve the paperwork begins*
- Obtain non-profit status
 - If your organization is not already a legally established non-profit, becoming one is very important in order to obtain most funding
- Check local and state government requirements
 - A permit to solicit for donations also is required in our state
 - Your area may also require a license



SERENITY POINTE

“SHELTER FROM THE
STORMS OF LIFE”



It's not just a matter of helping those in need!

- **Policies and Procedures**
 - Do them for every area of your mission – even for your Board of Directors*
(By-laws and policy are two different things)
- **Insurance and Protection**
 - Important steps before you house anyone
(Prices Vary Significantly)



SERENITY POINTE

“SHELTER FROM THE
STORMS OF LIFE”

- **Nothing is Free!**
 - **How We Did It!**
 - ✦ **Thrift Stores**
 - Get the word out that you need stock

(Thrift Stores are the only retail that are growing in this economy)

- **No Hand Outs!**
 - **Utilizing Volunteers**
 - ✦ **Hand up program**

Two years later we have a 8,000 sq ft Thrift Store on Main Street. Profits from the Thrift Store in our outreach division are used to prevent 3 to 5 families a week from becoming Homeless.



SERENITY POINTE

“SHELTER FROM THE
STORMS OF LIFE”

- **Educate Yourself**
 - Attend classes
 - Participate in Webinars
 - ✦ **Helpful Websites**
 - <http://homeless.samhsa.gov>
 - www.ruralhome.org

- **Get Connected**
 - Attend Civic or Small Group Meetings
 - Reach Out to Faith-Based Organizations



SERENITY

POINTE

**“SHELTER FROM THE
STORMS OF LIFE”**

The need is great no matter
where you live.

In Rural America,
homelessness may look
different in that we don't
see them on the streets but
the truth is they are there
doubled up on someone's
couch.

SAFE



Sharon A. Walden

Executive Director

SAFE/SHED/TBAI

PO Box 234

Welch, WV 24801

Tel.: 304-436-6181 Ext. 22

<http://www.safewv.org>



TRANSITIONAL HOUSING FACILITY

SAFE

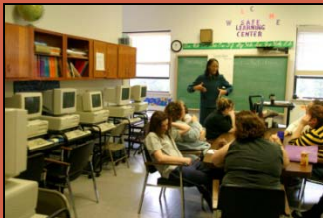


- **Start Up – Where to Start?**
- **SAFE Transitional Housing Facility**
 - First transitional housing facility in West Virginia
 - Serving domestic violence victims, homeless women and their children
 - Worked three years to raise over \$2 million dollars in grants and forgivable loan
 - The four story former school building was donated to SAFE
 - ✦ The value of the building was used as match for some grants
 - Opened the facility in January 1997
 - Description of the facility
 - ✦ 31 Single Room Occupancy (SROs)
 - ✦ 2 Licensed child care centers
 - ✦ Learning center
 - ✦ Full size gym
 - ✦ Thrift store (free to residents)
 - ✦ Commercial kitchen serving 3 meals a day
 - ✦ Adult Case Manager
 - ✦ Children’s Case Manager
 - Can stay up to two years



TRANSITIONAL HOUSING FACILITY

SAFE



B. Conducting a Needs Assessment

- **Determining Target Service Population**
 - Serving domestic violence victims, homeless women and their children
 - Before the SAFE Transitional Housing facility, domestic violence victims were transported 1 ½ hours one way on very isolated roads
 - Serving three counties of McDowell, Wyoming and Mercer in southern West Virginia which were unduplicated services
 - Very rural area with no form of public transportation
 - No emergency shelters existed in the three county area
- **Determining Services Needed**
 - Transportation
 - Counseling
 - Information and Referral
 - On-site educational classes
 - Child care
 - Security
 - Three meals a day that meets USDA standards
 - Thrift store for clothing available
 - Workshops on various issues with outside trainers – legal, budgeting, resume writing, etc.
- **Insurance and Security Requirements**
 - Cameras on inside and outside of building
 - Property and liability insurance thru State Board of Risk
 - Work with local police department
 - No access to building without approved entrance



TRANSITIONAL
HOUSING FACILITY

SAFE



C. Establishing Service Criteria

- Looking for the services needed for both the woman and her children
 - Proof for HUD that the woman is homeless
 - The domestic violence victims can receive services without being a resident
 - Evaluation of their needs with setting immediate and long range goals
 - Supportive services are critical to making a difference
 - Licensed to serve the three county catchment area but will accept from other areas if vacant rooms



TRANSITIONAL
HOUSING FACILITY

SAFE



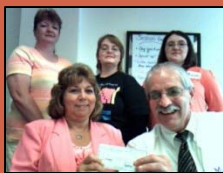
D. Legal Requirements

- Building must meet the necessary codes
- SAFE is a 501(c)3
- SAFE receives a license from the West Virginia Family Protection Services Board
- Annual review of the facility and our policies by various funders
- Nondiscriminatory policies
- Affirmative Fair Marketing Plan



TRANSITIONAL HOUSING FACILITY

SAFE



E. Funding Resources

- **Rehab of the Building**
 - Community Housing Development Organization (CHDO) Funds were critical for the transitional housing facility and permanent housing development afterward
 - Supportive Housing Program (SHP) from HUD
 - Small Cities Block Grant (SCBG) for septic system
 - Enterprise Community (EC) Funds for County
 - Affordable Housing Program (AHP) from Federal Home Loan Bank of Pittsburgh
 - Community Facilities from USDA-RD
- **All rehabilitation done with no monthly payment**
- **Continued operational funds**
 - Family Protection Services
 - Family Violence Prevention
 - DHHR – Title XX funds
 - Violence Against Women Act (VAWA)
 - Victims of Crime Act (VOCA)
 - Justice Assistance Grant
 - Transitional Housing from Department of Justice
 - Legal Assistance Grant
 - School Day Plus
 - Juvenile Justice Delinquency Grant
 - Drug Free Community Grant
 - Vitamin Grant from the Attorney General's Office
 - Various Foundations – Benedum, Conrad Hilton, USX, Scheonbaum, Kellogg)
 - Private Donations



TRANSITIONAL
HOUSING FACILITY

SAFE



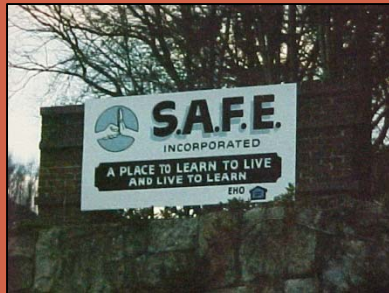
F. Attracting Volunteers

- Local groups and churches adopt a room for the opening
- Get the community to buy into your facility
- Colleges and Universities come during breaks and spend an entire week – Cornell University, University of Missouri, Concord University
- Work groups come in the area and will do a specific project with SAFE
- Utilize the AmeriCorps*VISTA programs
- Use the local Foster Grandparents, Community Work Experience Program (CWEP) through DHHR and Title V programs
- Extension Office come to the facility to have various workshops



TRANSITIONAL HOUSING FACILITY

SAFE



www.safewv.org

SAFE - Stop Abusive Family Environments, Inc. in Southern West Virginia - Windows Internet Explorer

http://www.safewv.org/

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Google Search

SAFE - Stop Abusive Family Environments, Inc. in Sou...

SAFE

STOP ABUSIVE FAMILY ENVIRONMENTS, INC.

SAFEVW.ORG


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CALL TOLL FREE: 800.688.6157 | Fax - 304.436.6528

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Welcome to SAFE



SAFE is a nonprofit organization of leaders, activists and survivors of domestic violence whose mission is to break the cycle of violence. SAFE assists and empowers families and especially victims of violence, the homeless and those threatened with homelessness through a social justice approach in domestic violence services, transitional housing, permanent housing and economic development. SAFE strives to provide programs to create stability and self determination for individuals seeking empowerment and education. SAFE will work with all who

2006 Annual Report

- [View SAFE Report '08-'09](#)
- [View SAFE Brochure](#)
- [View our 990 Form](#)
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TRANSITIONAL HOUSING FACILITY

TIPS, TOOLS, STRATEGIES AND BEST PRACTICES

DISCUSSION



- ✓ **Diversify your funding**
- ✓ **Always look for new funding sources that will fit with the services that you want to provide**
- ✓ **Look for collaborations within the community**
- ✓ **Get the community to buy into your program and how it will benefit the people that you serve**

QUESTIONS

