



HOMIE

Again

Helping Families Find a Fresh Start



United Way
of Greenville County



United Housing Connections...



MISSION: To connect people at-risk for or currently experiencing homelessness with safe, sustainable and affordable homes.

VISION: We envision an Upstate SC where all people have the opportunity to live in a safe, sustainable and affordable home.

VALUES: Accountability, Commitment, Compassion, Collaboration, Dignity, Equity, Leadership, Respect, Transparency



Because Everyone Needs an Address

What is The Program...



This is a new housing initiative that is constantly evolving as we continue to engage families, opportunities and resources.



Because Everyone Needs an Address

What is The Program...



A housing solution designed to benefit moderate income tenants, rental property owners, and non-profit, affordable housing providers.



Because Everyone Needs an Address

How will we assist...



- UHC will engage in leases with a property owners for a block of units
- UHC assumes tenant management responsibilities under sub-lease terms and would lease the units to families experiencing barriers preventing them from obtaining a lease on their own
- UHC will provide case management, a move-on strategy and an incentive program to encourage maximum housing stability and self-sufficiency



Because Everyone Needs an Address

Key Benefits...



- Property owner receives rental income regardless of occupancy status and are immune to major turnover costs, as a fund is established to provide for repairs over/above normal wear and tear
- An equitable market price is negotiated as a benefit to long-term leases
- Tenants can take advantage of housing cost control
- Tenants would receive financial coaching, help with establishing a savings account, and take part in an incentive program devised to create stability, ownership and personal accomplishment to avoid a return to crisis



Because Everyone Needs an Address

Who Qualifies...



Tenant Qualifications:

- Must have adequate income to meet adjusted rent income requirements
- Must be willing to accept mandatory case management/coaching and enroll in the Tenant Incentives Program
- Must abide by the lease and Occupancy agreements



Because Everyone Needs an Address

How it Works...



Tenant Selection:

- This program targets families with children in Greenville, Spartanburg, Anderson, and Pickens County Schools living in hotels/motels or couch surfing
- Tenants must be referred by the McKinney-Vento Liaison working with homeless families in the school systems
- Tenant must have a barrier preventing them from obtaining a lease on their own



Because Everyone Needs an Address

How it Works...



Adequate Income Requirements

- Employment income must be steady
- Rent calculation is based on tenant's income with Home Again subsidy as needed. The tenant pays most of the rent and/or utilities depending on which one they choose to apply the subsidy to.
- Tenant portion of rent is adjusted as income increases with the goal of the tenant paying full rent



Because Everyone Needs an Address

How it Works...



Case Management/Coaching

- Tenants agree to home visits, this allow us to observe how our families are maintaining the units.
- Home Again case managers will provide connections to financial management, job training and other resources as identified.
- Home Again case managers work with tenants to create a life plan with attainable goals.



Because Everyone Needs an Address

How it Works...



Housing Stability Program

- Savings account with incentive opportunities for Home Again contributions as well as the family's contributions.
- Housing stability education program includes, budget management, home care/maintenance, tenant rights class, establishing a network of support
- Savings account incentives are earned for paying rent early or consecutively on time, completing classes, etc.



Because Everyone Needs an Address

Current Clients...



- To date we have 6 families housed and participating in the Home Again Program
- 3 of the families have set their sights on home ownership
- Our goal is to initially assist 15 families (The program may be expanded as additional funding becomes available.)



Because Everyone Needs an Address

What it is not...



- This is not a voucher program
- This program is not funded to pay the tenant's full rent at any time during the term of participation.
- This is not a long-term program; thus, case management is aggressive to assist families in reaching self sufficiency.
- This program is not designed for households with fixed or very low income.



Because Everyone Needs an Address

Why UHC...



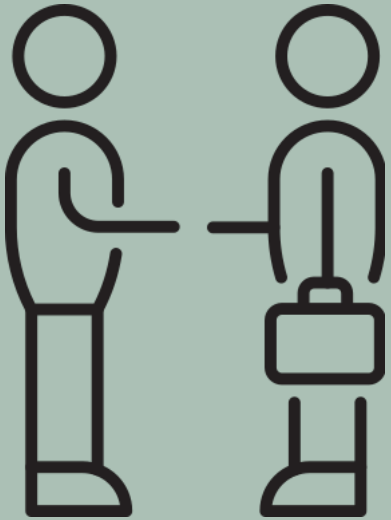
UHC has been an affordable housing provider for more than 20 years, serving low-income individuals and families with permanent supportive housing programs that have proven results. UHC owns 150 single family units and more than 300 multi-family units.



Because Everyone Needs an Address

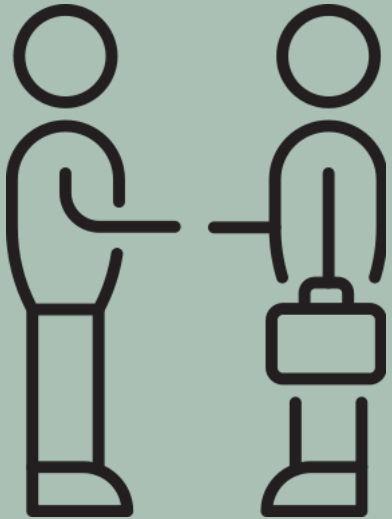
Our Housing Program Partners

- Upstate Warrior Solutions - Effective Zero Program
- SC Interagency Council on Homelessness - Annual SC State of Homelessness Report
- The Greenville Housing Fund - Funds to build & preserve affordable housing
- The Greenville Homeless Alliance
- The Greenville Affordable Housing Roundtable
- The County of Greenville - funds to build/rehab housing in the county
- Spartanburg County - funds to build housing in Spartanburg
- Anderson County - affordable units
- Safe Harbor - housing for domestic violence victims in Greenville, Anderson and Spartanburg
- United Ministries - New Lease on Life Program & Homeless Preference Voucher Program
- Place of Hope Day Shelter - referrals
- The Coffee Club - support for outreach programs
- Miracle Hill Ministries - Point in Time Count and Annual State Report
- Triune Mercy Center - referrals
- Salvation Army - referrals
- New Horizon Family Health Center - homeless program

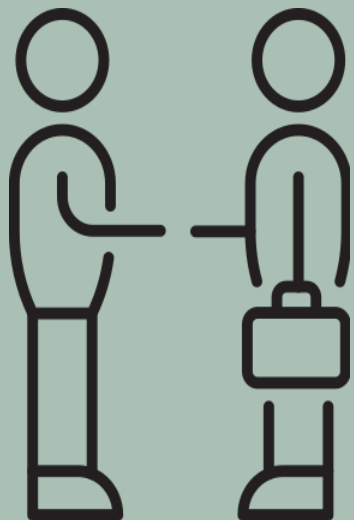


Our Housing Program Partners

- Project Care - housing for people suffering with HIV/AIDS
- United Way of Greenville County – Home Again Program
- SC Department of Mental Health - housing for people experiencing homelessness with a mental disability
- Greater Greenville Mental Health - Reedy Place case management/mental health services for the chronically homeless
- SC Housing Trust Fund - funds to build multi-family/single-family units for low-income individuals and families
- Meg's House/Greenwood - housing for domestic violence victims and their families
- SPHIN - Spartanburg - housing for families at-risk for homelessness
- SHARE - case management for families at-risk for homelessness
- City of Greenville - funds to build and /or rehab affordable units
- Greenville Redevelopment Authority - funds to build and/or rehab units
- St Anthony of Padua Catholic Church - housing for low-income families
- Fellow Countrymen - housing for veterans
- Pendleton Place - housing for youth experiencing homelessness



Frequently asked questions



- What are the income requirements for the Home Again Program?
 - Families with employment income
- What areas do the Home Again Program serve?
 - Greenville, Spartanburg, Anderson and Pickens County
- How much subsidy does the Home Again Program provide?
 - It is based on the household income of the family and the unit size the family needs.
- Is case management a requirement for the Home Again Program?
 - Yes, case management gives the family a partner to assist them in developing a plan and the actions needed to prepare their family for self sufficiency.
- What are the goals of the Home Again Program?
 - The goals of the Home Again Program are to assist our families to move into a stable housing situation that will allow them the time and assistance to improve the barriers that have been preventing them from renting or purchasing a home for their family.
- What type of income can the family have?
 - This program requires that the family have employment income. This is income that has the best potential for growth once education and skills have been enhanced.

Frequently asked questions



- What is a sub-lease terms?
 - The sub-lease is signed by the Home Again client accepting responsibility for the terms of the lease that UHC will be the primary lease signer.
- Are the participant allowed to reach out to other resources for assistance with rent/utility while they are receiving help with Home Again Program?
 - It is our goal for the families to manage their finances to be able to pay their rent and utilities for their family.
- Can the families currently be living in a homeless shelter?
 - Yes, they can if they have adequate employment income they can be referred.
- We have an individual that has had a BK-13 (income at \$75K) and cannot obtain a lease and living with family/friends would they be eligible?
 - Each family's situation is unique. As long as they are homeless and have employment income, they can be referred to the program.
- What is the maximum income?
 - At this time, we have not set a maximum income as situations tend to vary.
- What is an occupancy agreement?
 - The Occupancy agreement are the rules for participating in our program and the expectations of living in units that we lease.

Questions!



Tonya Crawley, CPO
United Housing Connections

tcrawley@uhcsc.org

864.770.0708

Barbara Hunter-Geer,
Homeless Prevention Specialist

bhunter@uhcsc.org

864-908-3703



Because Everyone Needs an Address