



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 program began in 2018. This is the 6th year of the program. It is a housing initiative that is continues to evolve as we continue to engage families, opportunities and resources.



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What is The Program...



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



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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



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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



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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



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How it Works...



Tenant Selection:

- This program targets families with children in Greenville 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



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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.
- Tenant portion of rent is adjusted as income increases with the goal of the tenant paying full rent



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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.



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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, completing classes, achieving financial goals and milestone etc.



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Current Clients...



- As of September 2023, we've had 46 families housed and participated in the Home Again Program
- 7 of the families have set their sights on home ownership.
- Our goal is to allow up to 24 months in the program, when milestones are met to achieve financial goals.



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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, temporary or very low income.



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Why UHC...



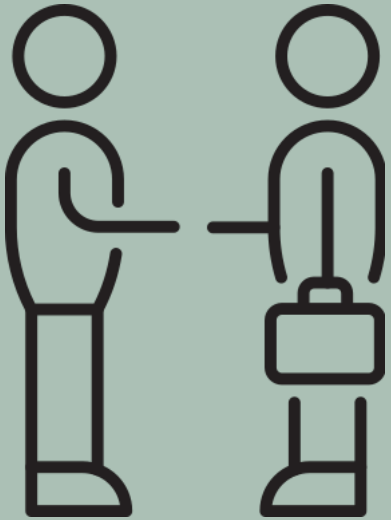
UHC has been an affordable housing provider for more than 25 years, serving low-income individuals and families with permanent supportive housing programs that have proven results. UHC owns 150 single family units and more than 300 multi-family units.



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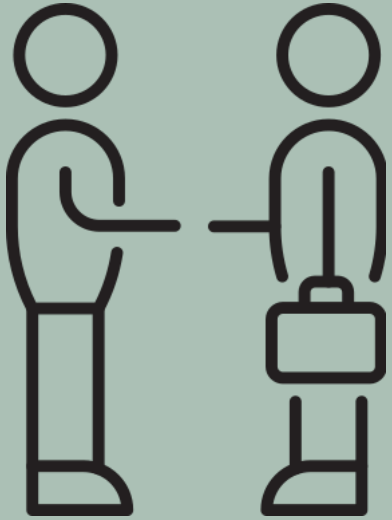
Our Housing Program Partners

- 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



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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 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.



Questions!



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