



Housing as the solution to homelessness

**Presentation to the Low & Moderate
Income Housing Commission**

March 29, 2022



Presentation Objectives

- Thanks and Introductions
- Background on Crossroads:
 - More than shelter
 - Who and how many we serve
 - Crossroads as a housing developer
- Case studies of housing development:
 - Kingstown Crossing, North Kingstown
 - Harold Lewis House, West Warwick
 - Summer St, Providence



Crossroads' Mission



The **MISSION** of Crossroads Rhode Island is to help homeless or at-risk individuals and families secure stable homes.

Those we serve achieve this by engaging in our range of services including housing, basic needs, shelter, case management, referrals, and education & employment services.



Our Values

Safety

Promoting an environment free from physical and emotional harm and ensuring a feeling of security and comfort to all.

Respect

Acknowledging the intrinsic worth of every person.

Effectiveness

Delivering services and managing the organization with efficiency, professionalism, innovation & accountability.



Crossroads: More Than Shelter

- Crossroads is a statewide 501c3 organization employing 175 people in RI assisting over 3,000 people annually
- \$18 million organization; 89% of total expenses are direct programs and services to clients
- Programs and services range from crisis intervention and shelter through to permanent supportive housing
- Own & manage 370 permanent supportive housing apartments statewide
- Maintain partnerships with 115 landlords to connect people experiencing homelessness with market rate apartments
- 25% of all Crossroads' beds are shelter; 75% are permanent supportive housing
- Offer clients full range of education, employment and financial literacy supports



Housing First as our model of service delivery

- Housing First is both a philosophy and a model of service delivery
- Housing first prioritizes those with the greatest needs and moves them into housing as quickly as possible.
- Housing-based case management then provides a range of services and support necessary to help individuals and families achieve self-sufficiency
- Low-barrier, trauma informed
- Communities ending homelessness around the country are doing it with housing first model



What We Do



Diversion

Preventing at-risk people from becoming homeless in the first place



Emergency Shelter

Providing a hot shower, a healthy meal and a safe place to stay while helping people end their homelessness



Education & Employment

Giving people the tools they need to help themselves & ultimately achieve self-sufficiency



Rapid Rehousing

Helping those who only need short-term assistance



Permanent Supportive Housing

Long-term housing & supports for those who need help the most



Affordable Housing Development

Creating more housing that people with very low incomes can afford



Who We Serve

- Crossroads provides services across all our programs to **3,000+ men, women & children** annually
- Individuals and families from across the state; approx. 50% last resided in Providence
- The majority are working poor; a small percentage have experienced chronic homelessness and require ongoing supports
- Given appropriate support once housed, almost **90% will never become homeless again**



2021 Snapshot - # Served

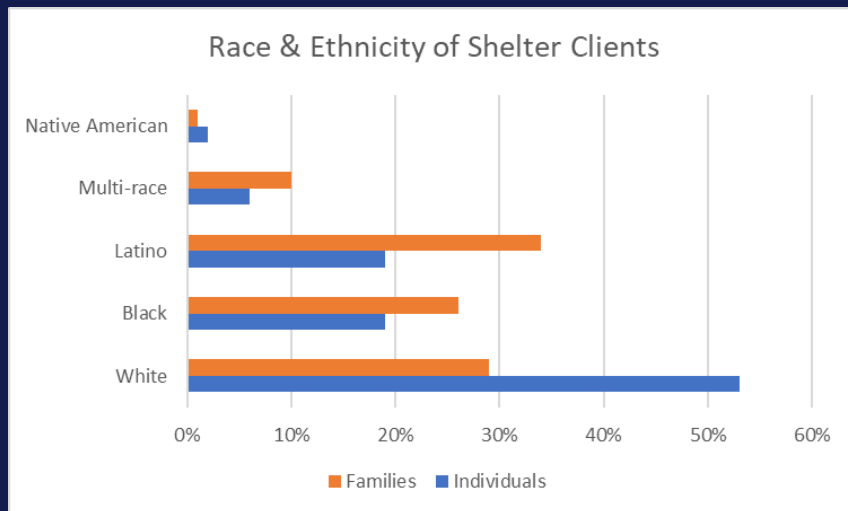
	Individuals	Families
Diversion assistance	196	225
Shelter	772	91
Rapid rehousing/rental assistance	103	68
Permanent Supportive housing	282	158



Who is in our shelters?

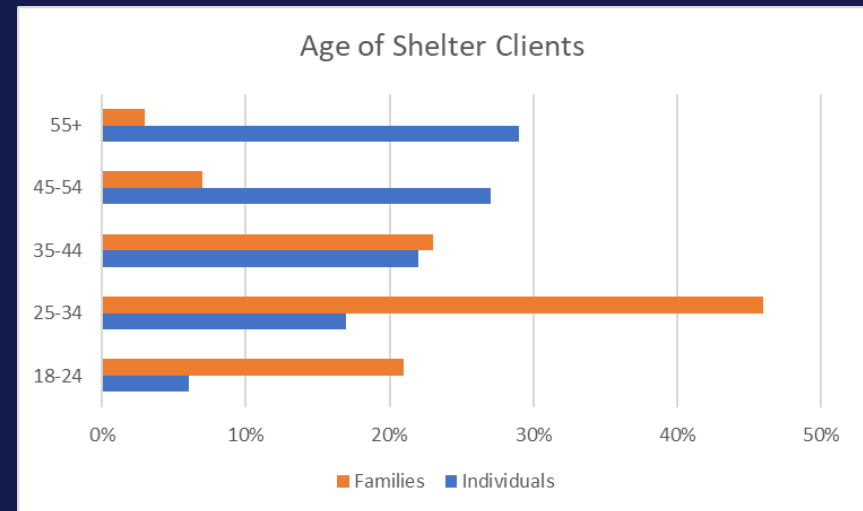
Background

- Almost 50% of individuals are BIPOC
- Almost 70% of families are BIPOC



Age

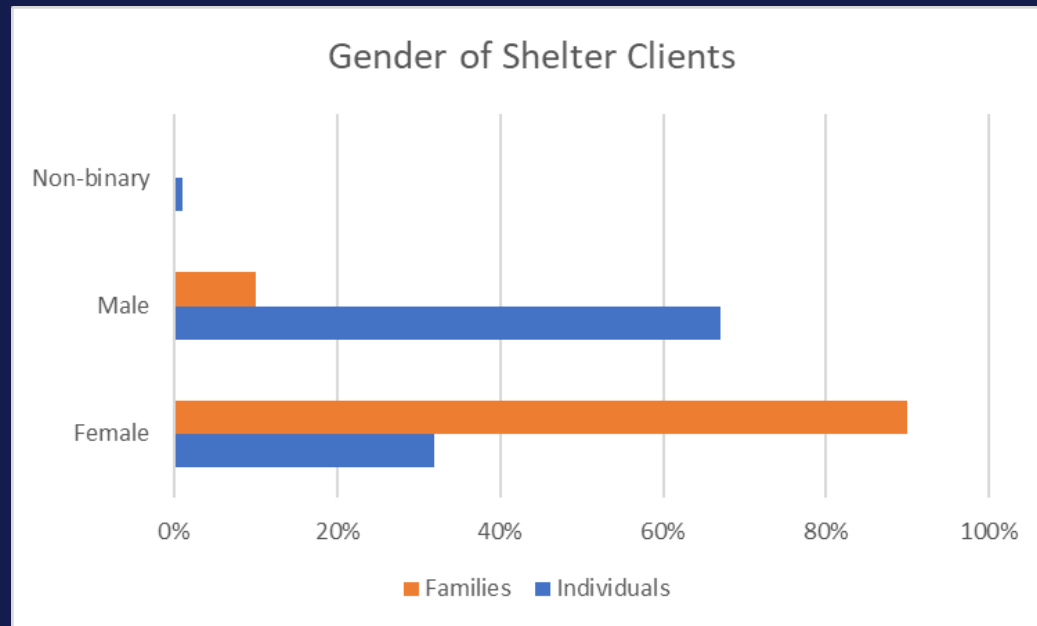
- Majority of individuals are over 45 years old
- Almost majority of family HOH are 25-34 years old



Who is in shelter, cont'd.

Gender

- 90% of family Head of Households are female
- Over 60% of individuals are male



Crossroads' Housing

- Exclusively for individuals and families experiencing homelessness
- Prioritized by highest level of need; often chronic
- All households served have income below 30% AMI
- Housing-based case management offers stability; average length of stay in permanent supportive housing is 5 years
- Of our 370 apartments, 237 are for individuals; 134 for families



Case: Kingstown Crossings



- Property originally leased from US Government in 1994
- Crossroads acquired it in 2010
- New construction and phased demolition of existing housing was completed in 2011 creating Kingstown Crossings I - Permanent Supportive Housing for 58 homeless families



Kingstown Crossings, cont'd.



- Kingstown Crossings II construction completed in 2013
- Provides Affordable and Supportive Housing to 46 households at or below 60% AMI – mostly below 40% AMI



Case: Harold Lewis House



- Located in West Warwick
- Formerly a boarding house
- Crossroads purchased and renovated it in 2004 using HOME, NOP and CoC funds
- Addition constructed in 2013
- 14 Permanent Supportive Rooms for chronically homeless adults and Veterans



94 Summer Street

176 Permanent Supportive Housing (PSH) Units: *(For people with high needs)*

- 1 BR, private kitchen and bath
- Net Zero Impact
- Office and community space
- Outdoor green space
- Limited parking



Case: Summer Street

- Gained site control October 2020
- Project submitted to RIH for LIHTC in 2020 and 2021 – anticipated awards May 2022
- Shovel ready project that could begin immediately; visual progress
- Can be built by-right
- Housing for homeless and extremely low-income households
- Aligned with guidance: one-time capital investment; impact on community of need
- Allows state to focus on other kinds of affordable housing needed





Thank you!

QUESTIONS?

