



12 QUESTIONS ABOUT THE COLLABORATION TO END CHRONIC HOMELESSNESS

1. WHO ARE OUR PARTNERS?

Piedmont Housing Alliance: A Charlottesville-based nonprofit organization dedicated to improving financial outcomes for individuals and families by offering innovative affordable housing solutions. Contact: Sunshine Mathon, executive director; smathon@piedmonthousing.org.

Thomas Jefferson Area Coalition for the Homeless (TJACH): A broad-based coalition of individuals and organizations working to make homelessness in our region rare, brief, and nonrecurring. Contact: Anthony Haro, executive director; anthony@tjach.org.

Virginia Supportive Housing (VSH): A statewide nonprofit dedicated to ending homelessness by providing permanent housing and supportive services. Contact: Julie Anderson, director of housing development; janderson@virginiassupportivehousing.org.

PACEM: A grassroots organization in the Charlottesville area that coordinates space and volunteers to provide shelter for people experiencing homelessness. Contact: Jayson Whitehead, executive director; jayson@pacemshelter.org.

2. DID ONE OR ALL OF THESE ORGANIZATIONS RECEIVE THE GRANT?

Piedmont Housing Alliance received the grant in order to purchase the Red Carpet Inn property.

3. HOW BIG OF A PROBLEM IS HOMELESSNESS IN THE CHARLOTTESVILLE AREA?

The number of chronically homeless—or people without housing for a year or more, continuously, while also suffering from a disabling condition—is generally between 45 and 50. The total number of people experiencing homelessness on a given night ranges from 160 to 180.

4. WHY MAKE THIS INVESTMENT NOW?

We are committed to building a healthy, sustainable, and equitable region. Ending chronic homelessness is part of that vision; so is providing affordable housing. In fact, these two are linked in that affordable housing helps to create an environment where chronic homelessness, once eliminated, will not reoccur. Recent data suggests that more than 11,000 households in our region are housing-cost burdened, with the large majority living in the urban center of Charlottesville and Albemarle County. Of this number, more than 2,000 households are severely cost burdened, paying more than 50 percent of their incomes toward housing costs.

5. HOW WILL THIS PROJECT ADDRESS THE PROBLEM?

The project will first create an emergency shelter of 115 single-occupancy rooms as a COVID-safe environment for those experiencing homelessness. This will be overseen by TJACH with management provided by People and Congregations Engaged in Ministry (PACEM). Over the next five years, Piedmont Housing Alliance will build affordable housing and VSH permanent supportive housing.

6. WHAT IS PERMANENT SUPPORTIVE AND AFFORDABLE HOUSING?

Permanent supportive housing is a research-based model that pairs affordable housing with best-practice services for individuals and families with disabilities and a lengthy experience of homelessness. Affordable housing is designed for families paying no more than 30 percent of their gross income for rent and utilities. It's distinct from low-income housing, which is targeted to families making less than 30 percent of an area's median income.

7. WILL THERE BE INPUT FROM THE COMMUNITIES SERVED BY THIS PROJECT?

Yes. The Community Foundation and our partner organizations don't have all the answers. We believe in solidarity, not charity. That means bringing into the conversation members of the community most proximate to the challenges our work is attempting to address.

8. WERE PEOPLE AT THE HOTEL DISPLACED TO MAKE ROOM FOR THIS PROJECT?

No. Everyone transitioned to a new residence, and those who find themselves still needing assistance may qualify to stay at the emergency shelter.

9. WHERE DID THE GRANT MONEY COME FROM?

Of the \$4.25 million, \$3.6 million came from the Foundation's Community Endowment and the rest, about \$650,000, was provided by private donors.

10. WHAT IS THE COMMUNITY ENDOWMENT?

It consists of funds distributed through grantmaking administered by the Community Foundation itself, rather than by individual fundholders or their advisors.

11. WHAT IS NEW ABOUT THIS GRANT FROM THE COMMUNITY ENDOWMENT?

It is the first grant the Community Foundation has made that a) draws from the Community Endowment's principal; and b) is recoverable. The Foundation generally budgets its yearly grantmaking in order to maintain and grow our endowment. However, we also believe in leveraging our resources when they are needed. In this case the grant is "recoverable." The partnership will sell a commercial parcel separated from the site as a means of reimbursing the Community Endowment. This mitigates our risk and allows us to invest in the community with more impact.

12. DOES THE PROJECT HAVE ADDITIONAL FINANCIAL NEEDS?

Yes. Our grant funded the site purchase, but significant additional funding is required to support operations of the emergency shelter and redevelopment. Making a donation to the Community Foundation or any of our partner nonprofit organizations will help secure the project's long-term viability. It will also make sure that everyone in our community has an opportunity to thrive.

TIMELINE

PHASE I: MARCH 2021–JUNE 2023

TJACH will oversee 115 rooms at the Red Carpet Inn as emergency, non-congregate shelter, with staff and management provided by PACEM. VSH begins construction on 80 permanent supportive housing units.

PHASE II: JUNE 2023–JUNE 2025

Emergency shelter rooms will reduce to 44. VSH will complete construction on 80 permanent supportive housing units and begin their lease-up and management. Piedmont Housing will begin construction on 60 affordable-housing apartments.

PHASE III: JUNE 2025–DECEMBER 2026

Emergency shelter rooms will reduce to about 26, while Piedmont Housing completes construction on 60 affordable-housing apartments.

PHASE IV: OCTOBER–DECEMBER 2026

A commercial outparcel fronting Route 29 will be improved and sold, the proceeds of which will go toward reimbursing the Community Foundation grant.