



Institute for Senior Professionals
Northwest Florida State College

Options for Managing and Reducing Homelessness in Crestview

Prepared by

**The Institute for Senior Professionals (ISP)
Northwest Florida State College**

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Options for Managing and Reducing Homelessness in Crestview

Executive Summary

The homeless have been around forever. They are addressed repeatedly in the bible, in the wall paintings of ancient Egypt, and are permanently memorialized in the remains of Pompeii. Homelessness increases during a poor economy and decreases during a good economy. Recent observations suggest there is an upswing in the number of homeless in Crestview, marked by growing tension between merchants, residents, and approximately 20 aggressive panhandlers in the downtown area. In response to a request from the City Council, ISP was asked to form a committee to study the situation and make recommendations. The purpose of this document is to provide those recommendations:

- To support those in the community who need assistance
- To improve the quality of life for citizens in general
- To improve the atmosphere for the business community
- To facilitate the efforts of Police and Safety organizations

ISP's committee interviewed nearly thirty community leaders and researched a dozen pertinent publications to prepare it to knowledgeably recommend options and methods to manage and reduce homelessness in the city. The following are the committee's recommended *phased* steps:

Phase I

The City of Crestview should consider:

1. Establishing an *ad hoc* voluntary Homeless Affairs Coalition under the Office of the Mayor and the City Council consisting of representatives from private, nonprofit, faith-based, and government stakeholders to continually monitor, report and provide advice for the management and reduction of homelessness
2. Accepting and enhancing the city's relationship with the Homelessness and Housing Alliance (HHA) of Okaloosa and Walton Counties, welcoming its guidance and support
3. Developing and implementing a strategic plan for homeless management with HHA's assistance
4. Encouraging the Homeless Affairs Coalition to apply for funding related projects available through the Crestview Community Redevelopment Agency (CRA), Okaloosa County, the Florida Housing Finance Corporation, the Department of Housing and Urban Development (HUD)/HHA and other sources. Further, the Coalition should establish a benevolence fund so that the Crestview Area Shelter for the Homeless (CASH), churches and other service providers can draw from the fund which will be purposed solely for the city's homeless efforts
5. Supporting a Homeless Outreach Team (HOT) by generating necessary ordinances to aid the police in management of the homeless (Details Page 10)

6. Establishing a Day Labor Center in the downtown area to make homeless and at-risk-for-homeless workers available for employment

The Crestview Police Department should consider:

1. Implementing the national HOT model and take advantage of the advice and aid offered by the Fort Walton Beach Police Department
2. Generating a homeless information file and begin building face-to-face relationships with every member of the Crestview homeless community
3. Establishing policies to permit the police to manage homeless resources and goals, based on the HOT process, and train all personnel on homeless interactions
4. Establishing a police substation in or near downtown

Phase II

The newly created and formed **Homeless Affairs Coalition** should consider:

1. Establishing a Homeless Resource Center in the downtown area equipped with restroom, shower, laundry, and clothing and food pantry facilities by considering the following options:
2. Working with First Presbyterian Church to bring its conceptual plans for a Homeless Resource Center to fruition, or
3. Acquiring the United Way Crestview building at Spring and Martin Luther King and remodeling it for use as a Resource Center, or
4. Building a combination Homeless Resource Center and Cold Night shelter on available city property convenient to the downtown area
5. Developing programs for, and with, the goal of reducing homelessness through training and Section 8 Housing
6. Other longer-term options:
 - a. Upgrading the Crestview Area Shelter for the Homeless (CASH)
 - b. Transporting homeless individuals from Crestview to One Hopeful Place (OHP) where programs are already in place to *graduate* them to permanent housing
 - c. Build or purchase and remodel an existing structure as a Homeless Resource Center
 - d. Creating a park with a Resource Center surrounded by 20-30 very Tiny Houses

Findings

Introduction

According to persons actively involved in Homeless Response, Crestview's homeless total between 20 and 150 people who live in tents in the woods, in abandoned homes, in vacant structures, and in vehicles. National statistics reveal that more homeless bunk under a roof, sleep in the homes or garages of friends or relatives, or share living quarters with an owner or renter, than live in tents or under the stars.

Sarah Yelverton, Executive Director of HHA, told ISP the chronic *homeless* – the population that the community sees as nuisances including aggressive panhandlers – cost Crestview the most money, time, and aggravation.

“Most of these chronically homeless persons refuse shelter because of its communal living aspects. They’re not capable of living in a group setting.”

The Salvation Army and the U.S. Department of Housing and Urban Development (HUD) have defined eight causes of homelessness (Appendix C). Many homeless are afflicted by more than one of the causes. Resolving homelessness, cause-by-cause, therefore would be impossible. The costs to resolve the causes are too great for the City of Crestview, or for any city, to resolve with a simple stroke of the pen or with grants of money.

Yelverton says, “Our Point in Time numbers this year were 220 for both counties, down 45% from last year. In Destin there were 41 non-vets and 7 vets; DeFuniak Springs, 13 non-vets and 1 vet, and Fort Walton Beach, 49 unsheltered non-vets and 21 unsheltered vets. In Crestview, we identified five vets and 29 non-vets. HHA is now housing at least one homeless household (in the county) a week. HHA is committed to ensuring that Crestview’s numbers decrease (they were around 55 last year). This can only be done by following strategies that are currently working in Fort Walton Beach, Destin, and in Walton County. HHA is willing to speak to Crestview leadership about forming a coalition where monthly planning and case conferencing can take place, as well as training for coalition members.”

Why do we count the homeless? Feeding and sheltering are obvious reasons, but we require numbers to estimate the *cost-to-the-community* for the homeless. Based on 2012 research by HUD, communities spend \$40,000 a year to cover the needs of each homeless person. HUD uses its annual Point in Time Counts to fund remediation services for the homeless across the country. According to HUD, those costs include medical, public defender, jail, police time, shelter, food, emergency room visits, etc.

The U.S. Interagency Council on the Homeless has identified Wichita, Kansas, a metropolitan area of nearly 400,000, as one of the ten best communities in the nation for effectively reducing the numbers of its homeless. A member the Homeless Outreach Team (HOT) told ISP that Wichita’s more current calculation on the annual costs to care for a homeless person is \$54,000 a year. A study is currently underway by the Haas Center which is affiliated with the University of West Florida. Its preliminary estimates are that Pensacola spends between \$20,000 and \$35,000 each year to care for each local homeless person.

According to HUD, the cost to care for one homeless person for a year is estimated from police records, emergency care records of local hospitals, city and county statistics, and from churches and *homeless-missioned* nonprofit organizations. Several interviewees, when asked how many homeless there were in Crestview, said 150. If there are only 20 homeless though, as several interviewees suggest, the *annual* cost, spread over the entire Crestview community, are:

- \$400,000 to \$700,000 – from the preliminary Haas Center estimates
- \$800,000 – from the 2012 HUD survey
- \$1.1 million – from the 2017 Wichita, Kansas estimate

A critical factor in managing and reducing homelessness is the constraints placed on Crestview’s police. One part of the city’s request for assistance came from Chief Tony Taylor who asked ISP for help in determining operational procedures to prevent the CPD from being caught between two segments of the community, and then get those procedures before the public. Taylor said one segment feels sympathy for the homeless and

wants them protected from police “hassling.” Another segment, particularly the downtown business owners, want police to prevent the following from occurring:

- Public urination and defecation
- Aggressive behavior
- Aggressive panhandling
- Public drunkenness and intoxication by chemicals
- Loud unruly behavior and fighting

On the surface, these behaviors would seem to fall within the purview of police. However, laws have been enacted nationally and locally, to prevent police from “hassling” the homeless if no other option exists (Appendix B). In other words, if there are no public restrooms or shelter options for Crestview’s homeless, these behaviors may be legally acceptable because they are considered “a last resort.” According to Fort Walton Police, a police substation in the downtown library, is working well as a visual deterrent. That comment was a factor in one of ISP’s recommendations.

Nonprofits, governments, churches, and individuals have long attempted to end homelessness. Some methods, *depending on the homeless individuals selected*, succeed. The concept of full-time/full-service shelters though is one that has been attempted by communities with little success. Yelverton says, “Sheltering is not a long-term solution. Eighty percent of the homeless who leave shelters and transitional housing programs end up requiring *Rapid Rehousing* or *Supportive Housing* anyway (both are HHA funded programs). When community resources are allocated to funding shelters, there are fewer resources for housing . . . which means the recidivism rate for going back to homelessness from a shelter, is very high.” Therefore, construction of a full-time shelter, with no Homeless Resource Center attached, is *not* a recommendation of the ISP committee.

Nathan Monk, Executive Director of One Hopeful Place, told ISP, “Shelters are only a first step.” Crowding forty people into a Cold Night Shelter isn’t even that. Cold Night Shelters may indeed save lives for the night, but come the dawn, the same issues of food, shelter and safety face the homeless. Most church Cold Night shelters, while well-meaning, aren’t equipped with shower and laundry facilities. The residents leave then, perhaps with a full belly, but with no more hope for the next day than they had for the previous. Worse, most volunteers who supervise full-service and Cold Night Shelters keep police on Speed Dial.

Monk calls his process a *Front Door* because services to equip the homeless for their return to permanent housing are *already in place*. Since its opening in November 2017, fourteen men (as of this writing) have graduated to *permanent housing*. Based on HUD and Wichita numbers, OHP’s 14 graduates suggest that Okaloosa County is saving from \$560,000 to three quarters of a million dollars each year thanks to the early success of One Hopeful Place. Monk reminds visitors that his organization is open to *all* of Okaloosa’s homeless. One of our interviewees, when asked why Crestview’s homeless weren’t flocking to One Hopeful Place (there have been at least two so far) said, “They don’t want to leave Crestview.” That’s also a prediction One Hopeful Place opponents offered when it opened six miles from downtown Fort Walton Beach. Monk says, “One by one, Fort Walton’s homeless are moving north and will likely move to our larger shelter when it opens.”

PHASE I RECOMMENDATIONS

In formal letters of request and in interviews with city leaders, ISP was asked to provide:

1. Recommendations to the City of Crestview and to the Crestview Police for options to manage, assist, and help reduce the number of homeless people.
2. Options for the police to manage and reduce disruptions caused by aggressive panhandling and other inappropriate behaviors.

After extensive study, ISP's committee recommends the following *meaningful changes*. They are strongly focused on bringing various groups together to produce effective results. The proposal is divided into phases because any effort to reduce and manage homelessness will take time to realize positive results.

City of Crestview

The City of Crestview should consider the following recommendations:

Phase I, Recommendation 1

Establish a volunteer *ad hoc* **Homeless Affairs Coalition** under the Office of the Mayor and the City Council consisting of representatives from private, nonprofit, faith-based, and government agency stakeholders to manage and reduce homelessness.

Crestview is home to several nonprofit organizations that offer aid to Crestview's homeless. These organizations vary from local churches to a variety of formal non-profit organizations that deal with specific aspects of homelessness. As with HHA, there are other nonprofits scattered about, *missioned* to serve Crestview as well as the rest of the county. As is common in many communities, it appears that Crestview has made minimal effort to coordinate these efforts. ISP believes that the formation of a central effort to coordinate services in the form of an *ad hoc* **Homeless Affairs Coalition** will be helpful in managing and reducing the number of homeless individuals that currently call Crestview home.

ISP recommends that the following organizations be represented on the **Homeless Affairs Coalition**:

- Crestview Police Department
- Crestview Area Shelter for the Homeless
- Crestview's Faith-based community
- Homelessness and Housing Alliance of Okaloosa County
- One Hopeful Place
- Okaloosa County Code Enforcement
- Okaloosa County Sheriff's Department
- Okaloosa County Administrator's Office
- Community Redevelopment Agency (CRA) serving the area
- Crestview Chamber of Commerce

The following is a partial list of local “homeless helping” organizations currently active in the city:

Crestview Area Shelter for the Homeless (CASH)

CASH began operation in 2008. It currently operates, courtesy of the First United Church of Crestview, in a small home at 428 McLauphin. Its director is Ann Sprague. CASH provides support including food, shelter, and the identification and response to medical needs. The organization helped 157 homeless from July 1, 2017 to Feb. 1, 2018, or an average of 22 individuals per month.

Soup Kitchens

Six soup kitchens currently operate:

Monday, Central Baptist Church, 60 – 80 people per day

Tuesday, Our Savior Evangelical Lutheran Church, 50 – 60 people per day

Wednesday, Lifepoint Church, 100 – 125 people per day

Thursday, Crestview Community of Christ, 60 – 80 people

Friday, First Presbyterian Church, 60 – 80 people up to 100 at end of month

Saturday, First Methodist Church, 75 – 80 people

One Hopeful Place (OHP)

Locally, the only example of a combination Cold Night and Full-Service Shelter with a plan in place to move residents to permanent housing is One Hopeful Place, located on the north edge of Fort Walton Beach – deliberately located there to be as convenient for all of Okaloosa County as possible. It presently serves as shelter for thirty men and is poised to double that capacity. A Cold Night shelter located across the street from the main building is targeted to open as a *Men Only Shelter* plus a Cold Night Shelter for 100 individuals by 2019. The original OHP building will then reopen as a *Women Only Shelter*. Other OHP services will follow, including a Resource Center. The homeless, aware of and using OHP, have a strong internal information sharing system and can move over surprisingly long distances. OHP was planned as a county resource and Monk encourages Crestview’s leaders to consider it in Crestview’s strategic Plan.

2-1-1

2-1-1 (the organization’s phone number as well as its name), provides 24/7/365 information and referral. The service, first begun by United Way in Atlanta, became known in the aftermath of the 9-11 attacks. Connecticut had 2-1-1 in place at the time. New York did not. With power out within a mile of the Twin Towers for days, thousands of people and organizations had great difficulty coordinating services and lists of victims or missing people. Personal photographs of thousands, many found alive and well, were posted on buildings to try to reestablish contact. In Connecticut, families were able to call 2-1-1 which maintained lists of victims and survivors and was able to immediately connect those needing help to organizations offering it. Hurricane Katrina offered another opportunity for 2-1-1 to show its competence as New Orleans 9-1-1 went down due to flooding. One of the six 2-1-1 centers in Louisiana, Monroe, took over and was soon directing National Guard helicopters to rooftops. 2-1-1 is now nationwide and began 24/7/365 services in Okaloosa and Walton County in 2013. Operating continuously, the local 2-1-1 takes hundreds of calls a day from the mundane – a tourist, lost – to a woman at two a.m. fleeing domestic abuse. If *any* person in Crestview or Okaloosa or Walton County needs assistance, help is only a phone call away. 2-1-1 offers business cards, and many local police and county sheriffs carry a supply with them at all times.

Phase I, Recommendation 2

Accept and enhance the city's relationship with the Homelessness and Housing Alliance of Okaloosa and Walton Counties, welcoming its guidance and support. The federal Office of Housing and Urban Development is the official channel for funneling federal dollars to entities that affect the reduction of homelessness. HUD has certified the local Continuum of Care (also known locally as the Homelessness and Housing Alliance – HHA) as *the* organization approved to deliver HUD's local homeless dollars to reduce homelessness. It should be noted that HUD is likely to provide funding at higher levels when it observes cooperation and coordination across an assigned geographical area.

Phase I, Recommendation 3

With HHA's assistance, develop and implement a strategic plan for homeless management. Strategic Plans are viewed by most funders as a requirement for funding. The strategic plan created by the **Homeless Affairs Coalition** should be developed with the participation of all interested parties and be approved by the City Council. Following approval, it should be widely distributed. A strategic plan forms the basis for efforts that follow, allowing government and non-government entities to perform their roles.

Phase I, Recommendation 4

Encourage the city to expand Section 8 housing and apply for funding available through the Crestview Community Redevelopment Agency (CRA), Okaloosa County, Florida Housing Finance Corporation, Department of Housing and Urban Development (HUD)/HHA, and United Way. Further, the Coalition should establish a benevolence fund from which the Crestview Area Shelter for the Homeless, churches, and other service providers, can draw and use for homeless needs. As noted, most funders require an active program *and* a strategic plan. In addition to the government sources, there are local groups that could participate in funding efforts as well.

Phase I, Recommendation 5

Support a Homeless Outreach Team (HOT) by enacting the necessary ordinances which will aid the Crestview Police Department in the management of, and in its outreach efforts to the homeless. Chief Taylor indicated that he felt ordinances were necessary to back-up a HOT program or something similar. This ISP committee is aware that the proper wording of homeless control ordinances is difficult, as a fine line must be walked between control and rights. Other cities such as Wichita and Fort Walton Beach might be willing to provide examples that have already passed scrutiny.

Phase I, Recommendation 6

Establish a *Day Labor Center* in the downtown area to make homeless and at-risk-for-homeless workers accessible to homeowners and businesses. Earning a livelihood is one of the most critical aspects of returning to society following a period of homelessness. Members of the ISP team recall when a Day Labor Center existed in downtown Crestview. It is felt that reviving this service might be an effective way to offer homeless persons a way to begin earning a living again.

Crestview Police Department

The Crestview Police Department should consider:

1. Implementing the national HOT model, as well as accepting the advice and aid offered by the Fort Walton Beach Police Department

2. Generating a homeless information file and begin building face-to-face relationships with every homeless person in the city
3. Establishing policies to manage the homeless, and train all personnel on homeless interaction, resources, and goals based on the HOT process
4. Establishing a police substation in or near the downtown to help visually deter poor behavior and provide a quick response. Perhaps one could be attached to the new downtown public restrooms

Chief Taylor told ISP, “You can help my officers by determining the role of the CPD in Homelessness, and in helping get that message out to the public.” In two years, HOT has helped the City of Wichita lower its total homeless from 600 to 400 individuals. This concept of success, measured by moving homeless individuals into permanent housing, as opposed to shelters, is quickly becoming known as an effective method to reduce homelessness.

Homeless Outreach Team – HOT

A member of the three-person Wichita **Homeless Outreach Team** was interviewed by ISP. Officer Matt Lowe, along with two other officers, compose *Wichita HOT*. They work Homelessness full time, Monday through Friday. When asked why only Monday through Friday, Lowe responded, “Because most referral and shelter organizations in Wichita typically aren’t open weekends.” Asked to describe their day to day duties, Lowe stated that, as in the title, the team simply *does* “Outreach” with Wichita’s homeless population. Officer Lowe also told ISP, “We’ve learned that you cannot arrest your city from homelessness.”

At the beginning of HOT, Wichita conducted a survey and concluded that the average homeless person costs the city \$54,000 a year in incarceration, public defender, court time, and medical expenses. Lowe recalled how the City of Wichita and the WPD had become frustrated at numerous failed attempts to solve homelessness. WPD sent an officer to a Best Practices HOT training session in Colorado Springs. The officer returned with the model, which has been adopted in whole and has resulted in moving many homeless individuals into permanent housing in less than two years. Because of the training, Wichita assigned three officers full-time to become familiar with every homeless person by name, helping them resolve the causes of their homelessness, with the authority to defer charges to keep them from incarceration, where feasible.

Wichita HOT learned that Greyhound Bus Lines maintains a program to reunite homeless with their families. Through it and the HOT program, a substantial number of homeless have been counseled and returned home. Lowe suggests the WPD would welcome any CPD officers who wished to attend one of its training sessions and observe the HOT program in action. He also suggested interested parties should call up YouTube and search for *Wichita Police Department Homeless Outreach Team* videos. There are several including a sixteen-minute interview of two of the officers explaining it. Fort Walton Police have made the same offer.

Officer Lowe offered to answer any questions, suggesting the best way to begin the conversation about the HOT program would be through email: mlope@wichita.gov. The team’s phone number is (316) 854-3013 but he suggested that because this is the “public” number, it would be best to first contact them via email.

Fort Walton Beach has been able to manage its homeless problem and lessen tensions between homeless and downtown merchants through a similar program. SGT Candy Galindo presently leads a team of officers that know most homeless in the city by name, and works with them, assisting and managing their activities. Nevertheless, Fort Walton Beach Police say a contingent of homeless individuals will always remain in the downtown business district.

PHASE II RECCOMENDATIONS

Follow On Programs

Implementation of the Phase I recommendations may well lead the **Crestview Homeless Affairs Coalition** to consider more permanent steps. Homeless Resource Centers can aid in gathering the homeless together into a single location to offer alternatives leading to a reduction of the homeless population. Crestview's **Homeless Affairs Coalition** should consider:

1. Establishing a Resource Center in the downtown area equipped with restroom, shower, laundry, and clothing and food pantry facilities by considering the following options:
 - a. Working with First Presbyterian Church to bring its conceptual plans for a Resource Center to fruition, or
 - b. Acquiring the United Way Crestview building at Spring and Martin Luther King and remodeling it for use as a Resource Center, or
 - c. Building a combination Resource Center and Cold Night shelter on available city property convenient to the downtown area
2. Developing programs with the goal of reducing homelessness through training and expanded Section 8 Housing
3. Longer-term options:
 - a. Upgrade CASH, Partner with the First Presbyterian Church to build a Homeless Resource Center featuring classrooms and a homeless Resource Center, or
 - b. Purchase a suitable existing facility near the downtown area and converting it to a Homeless Resource Center.
 - c. Transporting homeless individuals from Crestview to One Hopeful Place (OHP) where programs are in place to *graduate* them to permanent housing
 - d. Creating a park, including a Resource Center, surrounded by 20-30 very Tiny Houses. Put programs in place to graduate the homeless to permanent housing

Longer-Term Options

Costs shown below are *broad* estimates only. In the following options, land is considered a donation by the city. Some options might require changes in zoning and coding.

Option A: Establish a Combination Homeless Resource Center and Cold Night Shelter

A centrally located structure offering showers, restrooms, laundry, and clothing and food pantries has proven a draw for the homeless. By combining an HRC with a dining room and cold night sleeping, the Homeless Affairs Coalition could pursue its goals in a CRA (or other) funded facility. This could be accomplished by:

- a. Upgrading CASH. The present facility at 428 McLaughlin is inadequate to serve the 42 homeless who sought shelter there this past February. Two homes would allow a *Women Only* shelter, or
- b. Identify and purchase another home or building near the downtown area capable of sleeping 20 individuals. The United Way building at Spring and Martin Luther King is among those available. Remodel it to serve as an HRC and a Cold Night Shelter.

Pros: These options would increase Cold Night Shelter capacity. Each could serve as a Homeless Resource Center if shower, restroom, laundry, pantries (clothing and food), and a Day Labor terminal were included. They could also serve as a Bad Weather facility.

Cons: CASH is not located downtown. Nevertheless, it attracted 42 homeless at one point. CASH requires a stronger board of directors. If all the services noted in Option A are included, building an HRC from the ground up will cost between \$300,000 and \$500,000. Each of the alternatives will require at least a manager and 2-4 part time employees (estimated wages \$125,000-\$150,000/year). An upgraded CASH would find increased operating expenses for utilities and wages. The additional employee costs could be mitigated somewhat by using church and other volunteers. These options will not produce a reduction of homelessness.

Option B: Utilize One Hopeful Place – Coordinate Transportation (Appendix G)

Coordinate with One Hopeful Place and Okaloosa County to provide transportation between Crestview and OHP when it becomes fully operational.

Pros: OHP centralizes an answer to Homelessness in Okaloosa County which makes it more likely to secure maximum funding from HUD/HHA, as well as making it easier for “helping” nonprofits to play a role. It resolves many problems for police. As with all options, support from the county would be critical. On the other hand, as a “County Model”, county government would not only be helpful, it would be necessary and appropriate. In this case, the county would be a logical entity to provide financial and in-kind support, perhaps through transportation.

Cons: Estimated Cost: \$250,000 a year. Included would be funding for Crestview homeless at One Hopeful Place, plus daily bus trips from Crestview to OHP. This alone does not resolve the causes of homelessness . . . at least until One Hopeful Place’s permanent shelter opens by 2019, and then OHP could literally become, “The Front Door to Solving Homelessness in Okaloosa County.”

Option C: Tiny House Park (Appendix H)

With the help of the city, identify a plot of land perhaps two acres in size. Construct a Homeless Resource Center first and then build Tiny Houses (TH) in a ring around it. TH units could then be built as needed and as money from the private sector becomes available.

Costs: Approximately \$300,000 for the HRC. Build THs as needed. A Lowes worker estimated the costs for ISP for a 32 square foot very Tiny House. Cement Pads: 16 cubic feet of concrete each at \$64-\$100, including rebar, plus radiant heating, about \$400. Assuming pads were already in place, companies, churches, individuals, etc. could then purchase materials from a newly established 501(c)(3) for each house for \$10,000, and they, or volunteers from another organization. . . perhaps even with the help of the intended resident (a small bit of sweat equity) could build a TH in a single day. The employees of a sponsoring firm could take a day off as a team-building effort . . . perhaps adopting the resident until his/her graduation from the program. The estimated cost to build a TH, according to our source, was less than \$2,500. The remaining \$7,500 could be placed in a savings account to help graduates get started in their new lives, or the surplus could be used for maintenance of the TH, or both. Furnishings for a TH: One \$5-10 plastic chair and one \$250 locker. The resident would need a sleeping bag.

A 30 inch by 6.5' shelf, built into the back wall, would serve as combination chair, bed, and couch. Tiny House Park employees would require a budget of approximately \$200,000/year. Pros: TH units would be deliberately small to dissuade residents from staying too long. Nevertheless, the TH would be far preferable to tents when severe and cold weather occurs. Business and individual donors could privately fund the TH portion of this option. Each TH would offer privacy and security. Both men and women could be housed simultaneously. Residents would be pay rent (\$2/day or \$50/month. Training and education would occur at the HRC, which would house other services such as restrooms, laundry, training, etc. Cons: Tiny houses would likely require code revisions from the City and County. The land would perhaps require changes in zoning as well.

CONCLUSIONS

Numerous benefits accrue to the City of Crestview from each recommendation. There is, of course, one remaining, and unwritten, option which is arguably less expensive. It is to do nothing. A reality is that each of the options listed – including that of doing nothing – will cost the city and its residents money based on projected estimates and the estimates of HUD and of others. The costs to the city, in the long run, will be lessened if Crestview, *“takes meaningful action to produce visible changes.”*

A **Champion** will be required to lead both the **Homeless Affairs Coalition** and implementation of the recommendations. An *unwritten* recommendation is a charge to the City Council to identify the *Champion*, charge him or her with chairing Crestview’s Homeless Affairs Coalition, and then supporting that Champion when it is time to act on Phases I and II.

In their bestseller on homelessness, *When Helping Hurts*, Steve Corbett and Brian Fikkert, offer the following admonition prominently displayed: “It is important not to spend years collecting and analyzing data. Enthusiasm and drive are built when meaningful actions are taken that produce visible changes.”

* * * *

Options for Managing and Reducing Homelessness in Crestview
By Institute for Senior Professionals – A Northwest Florida State College Partner

Individuals Interviewed

Angie Arnold, CASH	Joe Barley, Contractor, CASH
Osa Bell, CASH	Nathan Boyles, Okaloosa County Commissioner
Mark Broadhead, Pastor, First Presbyterian Church	David Cadel, Mayor, City of Crestview
Graham Fountain, Okaloosa Co. Commission, Chairman	Candy Galindo, Sergeant, Fort Walton Beach Police
Tracy Hart, Captain, Fort Walton Beach Police	Tonsueida Hayes, CASH
David Hill, CASH	John Hofstad, Okaloosa County Administrator
Greg Kisela, Okaloosa County Director of Operations	Matt Lowe, HOT, Wichita, Kansas Police Department
Charles May, Crestview Homeless Person	Nathan Monk, Exec. Dir., One Hopeful Place
Bill Myers, CASH	Catherine Owen, CASH
Rick Owen, President, United Way	Bill Robinson, Past Exec. Dir., One Hopeful Place
Ed Ryan, Chief, Fort Walton Beach Police Department	Ann Sprague, Executive Director, CASH
Tony Taylor, Chief, Crestview Police Department	Stefan Vaughn, Okaloosa County Chief of Corrections
Jody Woodward, Retailer, CASH	J.B. Whitten, President, Crestview City Council
Sara Yelverton, Executive Director Continuum of Care/Homelessness & Housing Alliance of Okaloosa County	

The Institute for Senior Professionals gratefully acknowledges the time and concern for Crestview and its homeless population that was freely given by the individuals listed above.

About this Report

This report and its recommendations and options is a work of the Institute for Senior Professionals, a Partner of Northwest Florida State College. ISP's Options for Managing and Reducing Homelessness in Crestview is proposed by the following directors: Mike Anderson, Neville Edenborough, Mack Gay, Ken Hinrichs, Dennis Mitchell, and Loyal Weaver.

Appendix A – Letters of Request



CITY OF CRESTVIEW

OFFICE OF COUNCILMAN JB WHITTEN

P.O. DRAWER 1200, CRESTVIEW, FLORIDA 32536

Phone # (850) 682-1618, Ext. 262

December 15, 2017

Mr. Rudy Wright, Chair
Institute of Senior Professionals Northwest
Florida State College

Mr. Wright,

On behalf of and with the concurrence of the Crestview City Council, I am asking for your assistance with the homeless situation in Crestview as described in the letter between you and our Chief of Police, Tony Taylor, dated November 16, 2017.

This situation has caused much consternation to our local businesses, the Mayor, our Police force and members of the City Council. I have been personally involved myself, meeting with city and county church leaders & non-profits, conducting a Town Hall Meeting on this topic, and a full City Council Workshop.

We are at our wit's end with this situation and endorse our Chief's initiative in reaching out for your assistance. I, my fellow Council Members, and the Mayor will gladly work with you as you undertake this task and will support you with any administrative needs that you have.

A handwritten signature in black ink, appearing to read "JB Whitten".

JB Whitten
Crestview City Council President



CRESTVIEW POLICE DEPARTMENT

TONY R. TAYLOR, CHIEF WHITEHURST MUNICIPAL BUILDING • 303 STILLWELL BLVD. • CRESTVIEW, FL 32539-3223
ADMINISTRATION 850.682.3544 • DISPATCH CENTER 850.682.2055 • FAX 850.682.2080



November 16, 2017

Mr. Rudy Wright, Chair
Institute of Senior Professionals
Northwest Florida State College.

Mr. Wright,

Pursuant to conversations with Dennis Mitchell, I am requesting the assistance of the Institute of Senior Professionals in seeking solutions to a societal issue, homelessness. Although this issue is not isolated to Crestview, it is becoming more and more pervasive on a local level.

The homeless situation seems to be divided into two groups. The first group involves people who are simply down on the luck (health, finances, family, etc.) and are in need of short term assistance to stabilize their lives. The other group is a larger group of people who have adopted a homeless lifestyle for any of several reasons, or combinations thereof. The latter group usually has some government subsidy and participates in a literal network of other people of similar circumstance. They are generally high functioning; being aware of how to access technological resources; e.g., libraries, internet, food /shelter resources, legal aid, etc.

As the two groups tend to co-mingle in search of support, absent a fairly long process of evaluation and tremendous resources, it is challenging to separate the two groups for the purposes of evaluating and providing meaningful assistance.

Additionally, there appears to be a nuisance issue, primarily in the business districts. Merchants are concerned about public perceptions in two divergent areas. On one hand merchants believe the appearance and actions of the homeless individuals inhibit patrons who are uncomfortable in that environment. On the other hand merchants believe that their patrons are sympathetic to the homeless and would perceive them (the merchants) to be insensitive if they were to "mistreat" these individuals.

Occasionally, some merchants call for law enforcement intervention; however, homelessness is not a crime and the courts have consistently reversed regulation/legislation that targets socioeconomic conditions. In these instances law enforcement is perceived as (1) falling short of protecting any and all citizens' rights; and/or, (2) as missing the mark on public safety.

Although there have been limited occasions in which aggressive behavior by the homeless did manifest, generally speaking, physical aggression by the homeless population is rare, at least in our community. However, the perception of aggression is prevalent based more on appearance and approach.

"For he ~~has~~ ~~drawn~~ not the sword in vain: for he is the minister of God, a revenger to execute wrath upon him that doeth evil." Romans 13:4

In my opinion, homelessness is a social issue and I am not convinced that it should be addressed on a regulatory, ~~legislative~~ or criminal level. Law enforcement has limited options available to appease the business community and protect the rights of the homeless population simultaneously.

In my experience, the traditional approaches (increasing police presence, vouchers, attempts and regulation and/or legislation, etc.) seem to have minimal effect beyond the very short term and only in a limited geographic area. I believe there is a necessity for a wider perspective and longer terms solution(s).

We are concerned that this problem is escalating and growing more complex as the area continues to grow. We respectfully request assistance from this judicious organization in seeking viable, effective, long-term solutions. I am available for discussion of these issues at your convenience.

ncery,



Since
Tony R. Taylor, Chief of Police



Appendix B – The Homeless Bill of Rights

The Homeless Bill of Rights

Homeless individuals are . . .

1. Protected against segregation, laws targeting homeless people for their lack of housing and not their behavior, and restrictions on the use of public space.
2. Granted privacy and property protections,
3. Allowed the opportunity to vote and feel safe in their community without fear of harassment, and
4. Provided broad access to shelter, social services, legal counsel, and quality education.

The Homeless Bill of Rights has been proposed by the National Coalition for the Homeless and has been adopted by four states. It is currently proposed in six others. Nearly every state has enacted some version of these rights.

Homeless people then have every right to gather that you and I have providing there is no readily available alternative, and *you* have every right they have, including the right to panhandle and to sleep in public places if you so choose, providing there is no readily available alternative.

Appendix C – Homelessness by the Numbers

Causes of Homelessness

HUD, the leading federal purveyor of services to the Homeless, lists them as follows:

1. Poverty
2. Unemployment
3. Lack of affordable housing
4. Poor physical or mental health
5. Drug and alcohol abuse
6. Gambling, family, and relationship breakdowns
7. Domestic violence
8. Physical or sexual abuse

According to the subjects of our interviews, who are Crestview’s Homeless?

They are:

1. Alcoholics
2. Drug addicts
3. Veterans
4. Children
5. Victims of domestic violence (women, children, and men)
6. Impoverished individuals
7. People who prefer the lifestyle
8. Mentally ill individuals
9. Individuals recently released from local prisons and jails

There are options other than shelters for those who genuinely desire to escape homelessness: Section 8 Housing. There aren’t enough Section 8 qualified homes available in Crestview at the present time and the waiting lists are long. One interviewee was quoted saying, “How can we criticize the homeless if we don’t have enough Section 8 homes available?”

If we eliminate those who either refuse to be helped, are working the system, or prefer the lifestyle, we end up with three more categories of homeless: those who genuinely want to climb out, those whose medical and mental problems can be repaired so that they can rejoin “normal” society, and those who are simply beyond help and require, as is defined in Webster’s second definition of a home, “an institution for people needing professional care or supervision.”

From our interviews, these are the behaviors that residents, visitors, and downtown retailers find abhorrent:

1. Public urination and defecation
2. Aggressive behavior
3. Aggressive panhandling
4. Public drunkenness and intoxication by chemicals
5. Loud unruly behavior and fighting

Appendix D – The Crestview Bulletin on Homelessness

The following articles have appeared recently in the *Crestview Bulletin* concerning homelessness:

30 June 2018

Crestview Lions Club member's 'Project Warm' helps

By Renee Bell

29 June 2018

Crestview Alpha Beta Upsilon support homeless programs

By New Bulletin Staff

20 January 2018

Cold weather leads to increased needs at Crestview shelter - attached

By Renee Bell

14 February 2018

Homeless advocates feed Crestview's hungry - attached

By Renee Bell

9 December 2017

Nonprofit: Apartments one solution for Crestview's homelessness - attached

By Samantha Lambert

1 December 2017

Cold weather shelters serve Crestview's homeless - attached

By Genevieve DiNatale

7 November 2017

Companies help support Crestview homeless shelter - attached

By Renee Bell

24 March 2017

The dilemma: helping Crestview's homeless - attached

By Mark Judson

28 February 2017

Solutions sought for Crestview's homeless residents - attached

By Mark Judson

Appendix E – Crestview Cold Night Shelters

Current: When temperatures drop to 40 degrees or below, Cold Night Sheltering is available from the Crestview Area Shelter for the Homeless, 428 McLaughlin Avenue, Crestview. The CASH shelter is made available by the First United Methodist Church of Crestview.

Previous (and sometimes still current) Cold Night sheltering was as follows:

CRESTVIEW HOMELESS (2015-16) COLD NIGHT SHELTERS

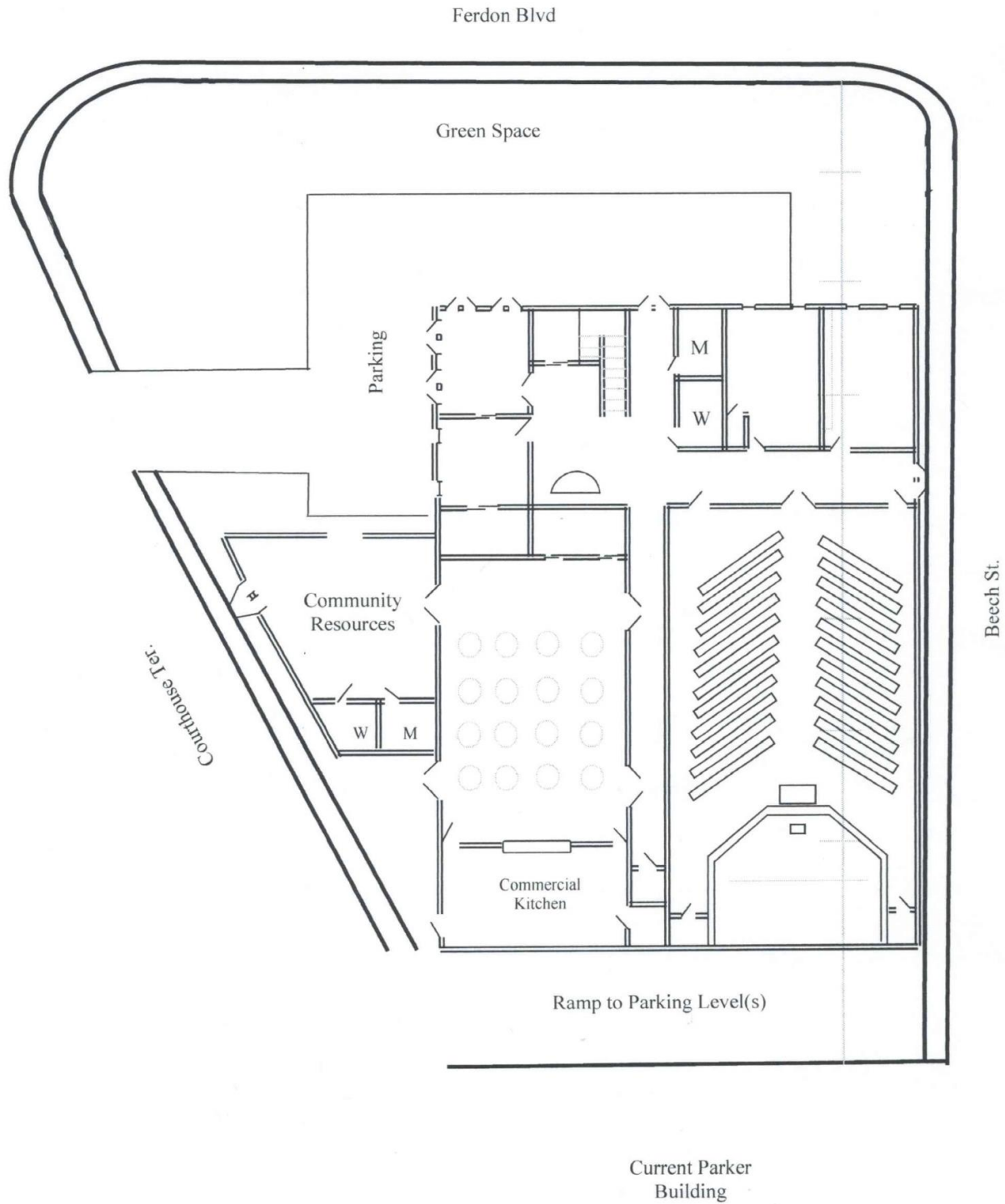
Open when the temperature falls below 40 degrees
6 P.M. - 7 A.M. (Be there by 9 PM)

<u>Day</u>	<u>Location</u>
Sunday	LifePoint Church 400 S. Ferdon Blvd. Hwy 85 S. 682-3518
Monday	First Presbyterian (Hosted by Emanuel Baptist) 492 Ferdon Blvd. N. (Corner of Hwy 85 and Hwy 90) 682-9416 or 682-2835
Tuesday	Community of Christ (Hosted by Joy Fellowship) 398 W. First Ave. One block behind Whitehurst/Powell Funeral Home 682-7474
Wednesday	Community of Christ 398 W. First Avenue One block behind Whitehurst/Powell Funeral Home 682-7474 or 826-1770
Thursday	Community of Christ 398 W. First Avenue 682-7474 or 826-1770
Friday	First Presbyterian Church 492 Ferdon Blvd. N. Corner of Hwy 85 and 90 682-2835
Saturday	First United Methodist Church 428 McLaughlin. Behind Tom Thumb across from Goodwill 682-2018 Off Texas Ave.

**Sponsored by: Okaloosa Walton Continuum of Care/Crestview Area Shelter
for the Homeless
For information call Ann Sprague at 826-1770**

Appendix F – First Presbyterian Church – Stand Alone Homeless Resource Center





FACILITY NEEDS

Worship Area

- Sanctuary (200-300 persons)
- Choir Room w/dressing area & storage (30)
- Nursery (15)
- Sacristy
- Chapel (50)
- Meditation Room (8)
- Cry Room (5)

Sunday School Area

- 6 Children's Sunday School Rooms
- 3 Adult Classrooms – or ...
- 1 Multi-purpose room w/dividers

Fellowship Hall Area

- Fellowship Hall (150 people)
- Showers
- Stage
- Storage/Pantry
- Restrooms

Administrative Area

- Pastor's Study/bathroom
- Administrative Assistant Office
- Copier/Supply Room
- Conference Room
- Restrooms
- Finance Office
- Associate Pastor's Study

Outdoor Area

- Outdoor Play Area
- Parking Garage
- Community Garden (Roof-top)
- Storage

Other

- Solar energy
- Geo-thermal cooling/heating system

MINISTRIES OFFERED

Worship of God

- Sunday Worship
- Taize Worship
- Special Worship Services
- Prayer/Meditation

Nurture Disciples

- Sunday School All Ages
- Weekday Bible Study
- Youth Program
- Vacation Bible School
- Presbyterian Women

Serve God's People

- Soup Kitchen
- Cold Night Shelter
- Bad Weather Shelter
- Health Maintenance Programs
- Wednesday Night Suppers
- Seasonal Programs
- Pot Luck Suppers
- Tax Preparation
- User Groups
- Prayer Breakfast
- Men's Dinners
- Lent Lunches
- Babysitting for Court Business
- Recitals

Administration

- Allow Room for a future Associate Pastor
- Office Space for Treasurer and Offering Counters
- Copier/Supply Room for work space separate from Administrative Assistant desk

Outdoor Area

- Place for children to play outdoors
- Needed parking space - partnership with city and county
- Green space on flat roof, utilizing it for growing vegetables for soup kitchen and community needs.

Appendix G – One Hopeful Place

Northwest Florida Daily News – 19 March 2018

Still hopeful: ‘Homeless people aren’t bums’

By JENNIE McKEON

FORT WALTON BEACH — One Hopeful Place is still a place a hope.

Last Tuesday afternoon a few residents are keeping busy around the shelter. One man cooks a meal on a hot plate, another is making his bed. Some are taking a smoke break outside. The TV plays soft music in the background.

“God put me here,” says Jeff, who declined to give his last name. “I’m ready to hustle my posterior off.”

Jeff has been at the shelter for five weeks after moving to the area from Buenos Aires. He recently got a job doing custodial work for the city and is working to save some money before he can find a place of his own. He’s never experienced homelessness before, but says One Hopeful Place exceeded his expectations.

“It’s a place of unending tolerance, love and forgiveness,” he says. “It’s a place I’d want to volunteer.

After more than decade of advocating for homeless individuals in Pensacola, Nathan Monk spent the greater part of his first year as director of One Hopeful Place getting to know the Okaloosa County community. Looking at 2018, he’s setting his sights on raising the \$400,000 needed to finish Phase II of the shelter.

“I wanted to get a grasp of what was happening,” he says. “We didn’t have a mission statement. But now we have a clean, crisp package.”

Before Monk took the position at OHP in May 2017, the shelter raised about \$650,000 to turn the city’s former sewer plant into a homeless shelter. Phase I of the shelter opened after some delay in August 2016 with 10 open beds available. Since Monk took the job, he restructured the master plan, creating 10 extra beds in the Phase I building. When the larger Phase II building is completed, it will be turned into the men’s shelter. The current, Phase I shelter will be turned into shelter for women and children.

While men make up the majority of homeless individuals in Okaloosa County, Monk said he often worries about the women who don’t have a stable living situation.

“Women are more susceptible to violence and trafficking,” he says. “During the cold night program, we’d have any average of about 30 to 45 people. There were probably five to seven women. It’s a smaller demographic, but it’s an important element (to the shelter).”

Monk said around \$400,000 will be needed to finish the Phase II building. In the past year, the shelter has raised around \$175,000 through fundraising events, private donations and grants. But that doesn’t all go toward the new building; some of that goes to the operational costs. While Monk busies himself writing grants and lobbying for state funding, he said he believes 50 percent of the shelter’s funding should be private donations.

“We need that community buy-in,” he said. “State funding continues to be cut, federal funding continues to be cut. Grants are like playing the lotto. I’m doing my part. What we’re lacking is philanthropic responses.”

Fort Walton Beach City Manager Michael Beedie has been on the Community Solutions Board for about four years. The board formed in 2012 in hopes of finding a local solution to homelessness.

In the 13 years he’s worked with the city, Beedie says he’s seen firsthand how complicated the homeless issue can be, but also how important it is to find a solution.

“In 2013, I talked to the police department and found out we were spending almost \$250,000 a year — just in the downtown district — dealing with homelessness,” he says. “The jails are overcrowded and a lot of the same people are rotating in and out. You can’t arrest your way out of the situation.”

“It’s not just a problem here, it’s not just confined to the city,” he adds. “It’s a statewide problem and a national problem. One Hopeful Place will be a major benefit by taking someone from being homeless, getting them the services they need and getting them back into housing.”

Alongside money, the other biggest needs are “food and toilet paper,” Monk says. Twenty residents can go through it pretty quickly.

Point in time

Every January, the volunteers and advocates participate in the Point in Time count to address the needs of those who are homeless as defined by U.S. Housing and Urban Development. In 2017, the Homeless and Housing Alliance, which serves Okaloosa and Walton counties, counted 447 sheltered and unsheltered persons. The surveys are based solely on willing participants and does not count people who are in jail, hospitals or living hotels if they are paying for the hotel themselves.

While the 2018 data is not yet complete, Sarah Yelverton, executive director of HHA, says there were some positive signs to show things are moving in the right direction.

“Destin went down,” she says. “We have about 200 surveys so far. It appears this year’s numbers will be down about 75 people from last year after all data is entered and calculated. The job is to eliminate homelessness, not to perpetuate it. I really do feel like we’re increasing outreach.”

Veteran homelessness has been reduced by 85 percent since 2014 and reduced chronic homelessness by 30 percent, according to Yelverton.

“These are two priority populations,” she says.

Yelverton says a big issue is the lack of shelter beds. Many services are also concentrated in Fort Walton Beach, which can be an issue for unsheltered people in the north end of the county.

“Housing people is so much easier when they’re in shelters,” she adds. “They have access to a mailbox and a phone. They’re not at risk of losing their I.D. It’s easier to find work. And health declines so quickly for those unsheltered.”

Like Monk, Yelverton says the area is in need of a women’s facility. Until a solution is met, HHA has to be creative.

“We’re paying for hotel rooms for six homeless women until a space becomes available on the housing list,” she says. “A lot of roads lead to homelessness, but housing is the only way out.”

From cold nights and beyond

One Hopeful Place is now the central location for the cold night shelter program. This year the shelter was open for 29 nights — the number is usually around nine.

Instead of the heated tents from last year, Monk arranged to have cold night guests sleep in the unfinished Phase II building. An average of 30 to 45 people stayed at the shelter when temperatures dropped to 40 degrees or colder. Bathrooms and the laundry room were also open to cold night guests. Monk and volunteers had to be creative getting individuals to the shelter, but it hasn’t hindered them.

“I’m not a huge fan of sitting around,” Monk says. “We utilized Uber to get some residents here. I’m not afraid to try new things.”

Monk wants One Hopeful Place to eventually become a hub for resources and emergency housing. Future plans include a resource center, wellness center and transitional housing. For right now, the shelter is focused on the 20 residents it is housing.

Fourteen people have “graduated” from OHP in the last three months, according to Monk. The shelter’s staff of two, which includes Monk and site manager Pamela Bahay, work to keep residents on track. About 50 volunteers rotate in four-hour shifts to provide extra support at the shelter.

“It’s not like, ‘Here’s a couch and watch some TV for the rest of your life,’” Monk says. “We’re staying involved. We want to be a compassionate response. And we have a caring case management team working with them through the process.”

“Homeless people aren’t bums,” he adds. “They’re the hardest working folks.”

Did You Know?

- 64% of our homeless citizens are male—and 20% have a disability.
- 14% of the local homeless population are veterans (10% is the national average).
- 20% of our county's children are living in poverty.

VOLUNTEER/DONATE/SPONSOR

OneHopefulPlace.org | Facebook.com/OHFFWB

For more information:

Greater Fort Walton Beach Chamber of Commerce
FWBChamber.com | 850-244-8191

One Hopeful Place Executive Director:

Nathan Monk | 850-454-9910 | NathanMonkTour@gmail.com

A COPY OF THE ORIGINAL REGISTRATION AND REVENUE INFORMATION WILL BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE WITHIN THE STATE. LICENSEE INFORMATION NOT FULLY RECORDED UNTIL APPROVAL OF REGISTRATION BY THE STATE.



affix postage here

Community Solutions
c/o Greater Fort Walton Beach Chamber of Commerce
34 Miracle Strip Pkwy, SE,
Fort Walton Beach, FL 32548



GIVING HOPE

The mission of One Hopeful Place is to be the front door into permanent housing and to end the cycle of homelessness for those experiencing housing loss.

1564 North Beal Extension
Fort Walton Beach, FL 32547

OneHopefulPlace.org

We are a 501(c)(3) organization.

One Hopeful Place Master Plan

Wellness Center—#42 (\$150,000)

While living on the streets, people tend to access emergency room services at a higher rate than the housed population. Simply providing the shelter itself will result in a reduction of emergency room visits, as many people utilize the emergency room as a way to obtain shelter. However, for those who require medical services, the Wellness Center will provide immediate first aid and referrals to physicians and mental care.

The Training Center will feature training sessions for budgeting, OAD classes and other applicable programs. This would be a community resource center where groups interested in providing these classes can sign up and advertise for these voluntary programs.

The Chapel, faith is an essential part of many people's lives, both for clients and donors. Though we are a non-religious organization, providing people with a place to worship if they so choose, is an important part of making a community inclusive for all people.



Hope House for Women—#10 (Completed)

Hope House will be located in the Phase One building (currently called The Haven) and will operate using the same principle as the Haven (Phase Two). The dorm rooms can provide beds for up to ten (10) women and the dining hall will be able to sleep up to thirty (30) on cots.

This building is currently housing men, but will convert to women upon the completion of The Haven.

Gateway Park—#50 (\$50,000)

One of the most essential components to this program will be the Gateway Park. Many people experiencing homelessness have spent years living on the streets or in encampments in the woods. Transitioning out of that environment and directly into a shelter or home can be a shock to the system. This is why a system of graduation is so essential to success. Providing a safe park area will give an immediate alternative to sleeping on private or public land, which is prohibited in most cases. Instead of the homeless being arrested for these activities, the Gateway Park will provide law enforcement with an immediate solution. The Park will be provided with exterior shower and bathroom units as well as other amenities.

Tiny Houses—#70 (\$60,000 each)

The ultimate goal of the program is for our clients to graduate into permanent housing. However, for some clients, this goal may be cost prohibitive. Providing an affordable housing option allows clients to still have the opportunity to have their own place to live while operating within their budget. The tiny houses in the Village will be provided for clients who have graduated through the program with high success but cannot afford a typical residence or may need additional budget training.



Resource Center—#30 (\$50,000)

Having a central entry point for those experiencing homelessness is key in helping them receive all services needed to address the unique circumstance of their individual case. The Resource Center will act as that entry point. Agencies that currently address the needs of those experiencing homelessness will have the opportunity to relocate or provide a satellite office directly on the campus of One Hopeful Place.



The Haven—#20 (\$500,000)

The Haven will be able to house approximately forty (40) men in dorm room style facilities, and the dining hall will be able to contain up to fifty (50) cots. This building will also be used as the cold night shelter accommodating up to 100 individuals. This phase will include a commercial kitchen which will be used to feed the campus residents, as well as a Paid Training Program for job placement.

With the Opening of Phase Two—The Haven, One Hopeful Place will become the designated cold night shelter for Okaloosa County—with capabilities of housing over 100 individuals when the temperatures drop below 40 degrees.



Longer Term Lodging—#40 (4 Portables) (\$50,000 each)

Six portable classrooms will be converted to 1,280 sq. ft. residences, primarily for women with children.



MASTER SITE PLAN

Testimonials:



"One Hopeful Place has given me the chance to put my life back together. I have the drive to do what God has put me here to do. I have no doubt that people are placed where they are supposed to be."
Tim F.

I am glad I came to One Hopeful Place—to regroup and give me the time to better myself—so I can get out on my own again."
Michael P.

Success Stories:

Norman—Entered January 26, 2017—"Graduated" August 13, 2017

Came in without a job and found one at a local chain store. Within six months, his job went from seasonal to full-time; he saved \$2,500; and he moved into his own apartment.



William—Entered February 6, 2017—"Graduated" August 14, 2017



Came in unemployed and found a part-time job (due to receiving Social Security, he could only work part-time) with a local pool company. Was able to pay off a DUI, take possession of his truck, and move into an apartment with a friend.

Ken—Entered April 24, 2017—"Graduated" August 11, 2017

Came in unemployed and found a full-time job at a local health care facility. Was able to regain shared custody of his daughter and moved into an apartment of his own.

A SPONSORSHIP AT ONE HOPEFUL PLACE

Service Space Sponsorships

One of the most significant and meaningful ways a company or individual can contribute to **One Hopeful Place**, is to sponsor an essential service space.

Each sponsor will be identified with a beautiful plaque displayed in a prominent position outside the sponsored service space.

Every sponsorship directly impacts the ability of One Hopeful Place to assist families and individuals in need of services.



PHASE 2 MEN'S CENTER

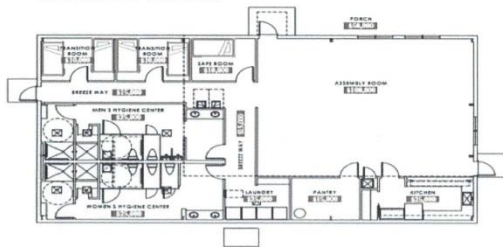
BRING HOPE TO THOSE IN NEED THROUGH

Offering a Community Solution while building a productive future for those in need.

A community initiative, originated by the Greater Fort Walton Beach Chamber of Commerce, to bring together: community and business leaders; churches; organizations; agencies; municipal staff and elected officials; law enforcement; employment assistance groups; and citizens.



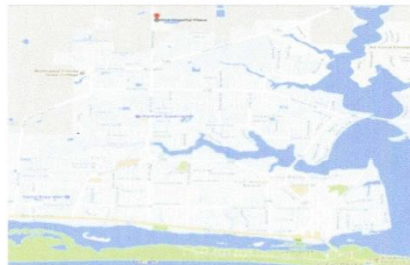
PHASE 1 WOMEN'S CENTER



Testimonials:

"One Hopeful Place has given me the chance to

WHERE WE'RE LOCATED



I WANT TO GIVE HOPE

Name: _____
 Address: _____
 Phone: _____
 Email: _____

Make checks payable to Community Solutions of the Emerald Coast. We are a 501(c) (3) organization, so your donation is tax-deductible. Any size donation is appreciated.

Please mail checks to: 34 Miracle Strip Pkwy, SE, Fort Walton Beach, FL 32548

A SPONSORSHIP AT ONE HOPEFUL PLACE

Appendix – H Tiny Houses

Tiny Houses for the Homeless: An Affordable Solution Catches On



A growing number of towns and cities have found a practical solution to homelessness through the construction of tiny-house villages—and housing officials are taking notice.

by [Erika Lundahl](#)

On a Saturday in September, more than 125 volunteers showed up with tools in hand and built six new 16-by-20-foot houses for a group of formerly homeless men. It was the beginning of [Second Wind Cottages](#), a tiny-house village for the chronically homeless in the town of Newfield, N.Y., outside of Ithaca.

On January 29, the village officially opened, and its first residents settled in. Each house had cost about \$10,000 to build, a fraction of what it would have cost to house the men in a new apartment building.

The project is part of a national movement of tiny-house villages, an alternative approach to housing the homeless that's beginning to catch the interest of national advocates and government housing officials alike.

For many years, it has been tough to find a way to house the homeless. More than [3.5 million people experience homelessness in the United States each year](#), according to the National Law Center on Homelessness and Poverty.

Shortages of low-income housing continue to be a major challenge. For every 100 households of renters in the United States that earn "extremely low income" (30 percent of the median or less), there are only 30 affordable apartments available, according to a 2013 [report](#) from the National Low Income Housing Coalition.

But Second Wind is truly affordable, built by volunteers on seven acres of land donated by Carmen Guidi, the main coordinator of the project and a long-time friend of several of the men who now live there. The retail cost of the materials to build the first six houses was somewhere between \$10,000 and \$12,000 per house, says Guidi. But many of the building materials were donated, and all of the labor was done in a massive volunteer effort.

"We've raised nearly \$100,000 in 100 days," he says, and the number of volunteers has been "in the hundreds, maybe even thousands now."

The village will ultimately include a common house, garden beds, a chicken coop, and 18 single-unit cottages.

"Camp Quixote" becomes a village

"The typical development for extremely low-income housing is trending up toward \$200,000 per unit. That's a lot of bills," says Jill Severn, a board member at Panza, a non-profit organization that sponsors another tiny-house project called Quixote Village. (The organization's name is a play on Sancho Panza, Don Quixote's sidekick in Miguel de Cervantes' classic novel.)

Quixote Village opened in Olympia, Wash., right before Christmas. But it began in February 2007 as "Camp Quixote," a protest held in a city-owned parking lot. A group of homeless people assembled there to oppose an Olympia ordinance that made it illegal to sit, lie down, or sell things within six feet of downtown buildings. When police evicted the campers eight days after the protest began, the Olympia Unitarian Universalist Congregation stepped in to help, offering temporary refuge on their land.

For five years, the camp's location rotated, moving and reassembling every 90 days at one of several different local churches. Panza was formed by a corps of volunteers from the faith communities assisting the camp, and the organization worked with the city council to secure and rezone a parcel of county-owned industrial land near a community college and create a permanent site for the village. In December of 2013, the residents of Quixote Village settled into their new homes there.

Quixote Village has fostered a positive relationship between its residents and local government and police, says Severn. Despite this, the project was held up in court for a year by a local organization of businesses and landowners called the Industrial Zoning Preservation Association, which cited concerns over the potential impact on local businesses in a nearby industrial park.

Panza used the time to fundraise and build an outreach campaign to win over the public. They had the support of legions of volunteers, mostly from local churches, who had staffed the camp.

"Having hundreds of [residents] get to know people that were homeless made a huge difference in the success of getting this off the ground," says Severn.

Today, the 30 structures that make up Quixote Village are home to 29 disabled adults, almost all of whom qualify as "chronically homeless," by the standards of the U.S. Department of Housing and Urban Development.

The residents also have a common space with shared showers, a laundry, garden space, and a kitchen. By sharing these amenities, the community was able to increase the affordability of the project and design a neighborhood they believed would fit their needs and make them more self-sufficient.

The shared space has also helped them create a supportive community. The residents, who are self-governed, have developed a rulebook that prohibits illegal drugs and alcohol on the grounds and requires that each member put in a certain number of service hours per week. They meet twice a week in the evenings to discuss problems or concerns and to share a common meal that they take turns cooking.

The main complaint right now, says Raul Salazar, the village's program manager and only full-time staff member, is that the postal service still hasn't started delivering mail.

The cost of units at Quixote Village is significantly higher than at Second Wind—about \$88,000 per unit—but that's still less than half the cost of the average public housing project, according to Nan Roman, president and CEO of the National Alliance to End Homelessness. Quixote has had access to state funding and local community grants, as well as private funding from individuals, businesses, and two Native American tribes. The project also received a Community Development Block Grant for \$604,000 from the State of Washington Department of Commerce and a \$1.5-million grant from the Washington State Legislature.

Two architecture and design firms, MSGS Architects and KMB Design Groups, also contributed design services pro bono, and the Thurston County Commission is leasing the land to Quixote for \$1 per year.

GAINING ACCEPTANCE

Many other tiny-house projects are just beginning to get off the ground, raise money, find land, and gain approval from local officials and members of the public. But the unorthodox nature of the small houses presents unique legal zoning limitations and barriers that limit where tiny houses can be stationed.

In Madison, Wisconsin, [Occupy Madison](#) has been facing this very challenge, as the group forged ahead with plans for a tiny house village.

In the spring of 2011, prior to the launch of the Occupy Wall Street movement, [a series of protests](#) at the Wisconsin State Capitol—focused on the state's controversial anti-collective-bargaining bill—prompted additional legislation that prohibited groups from gathering without a permit. When the protests joined forces with Occupy in the fall of 2011, this created a unique opportunity for the voices of the many homeless people in Madison to be heard.

"There were some great moments throughout the Occupy movement where a lot of dialogue was going on between the people without homes and the people with homes," says Allen Barkoff, one of the board members of Occupy Madison, Inc., a non-profit formed in December 2012 to address the need for legal places where homeless people in Madison could congregate and stay safe. The organization first looked into buying an apartment building or a shared house for the homeless but ultimately settled on tiny houses as the most flexible and economical way to create homes for people. In this case, the cost of building the tiny homes comes to around \$5,000 each, funded by private donations and an online [crowd-funding campaign](#). The non-profit also plans to apply for some city grants. Each home will come with a propane heater, a composting toilet, and an 80-watt solar panel array—and will be about 98 square feet in size, 99 if you include the porch. (The volunteers enjoy the joke: "We are the 99 square feet!")

But the question of where the houses can legally be located is still up in the air. Volunteers are now building houses for six people. Because of a recent ordinance change, the houses are allowed to sit on church property in groups of three. City regulations also permit them to be placed on the side of the road, as long as they are relocated every 48 hours. But Madison's snowy winter makes the houses hard to move, explains Barkoff.

Now Occupy Madison, Inc., is in the middle of a lengthy process to purchase a parcel of land on the east side of the city to accommodate 11 houses, along with a central building (a converted gas station) that can serve as a workshop for making more homes. This spring, they will continue to hold neighborhood meetings about the project, talk with police, and work with the Madison Planning and Development Department—and, eventually, the city council—to negotiate zoning issues for the village.

Tiny Housing Boom for the Homeless

Dignity Village in Portland, OR, and Opportunity Village in Eugene, OR, once forged new ground in offering tiny house villages as transitional housing for homeless people rather than tents or dormitory style public housing. Now the concept has taken hold. Here are the four most recent projects:



Sources: Second Wind Cottages, m.olympiawa.gov, Occupy Madison Inc., ml.org/community-first
 YES! Magazine Infographic 2014
 Shutterstock images: Diego Schutman, sherbet



THE REAL COST OF HOMELESSNESS

Efforts to break through the red tape and raise money to house the homeless almost always pay off for a community. Even the most expensive tiny-house projects—such as a new, ambitious \$6-million campaign to build a 200-person tiny-house park this year in Austin, Texas—can't rival the cost of homelessness to taxpayers, which was more than \$10 million per year in Austin, for example, as [YES! reported in December 2013](#).

"Chronically homeless people—people who have disabilities and are homeless for long periods of time—can be very expensive to systems of public care," explains Roman. In 2007, the National Alliance to End Homelessness compiled three studies showing that it costs the same or less money to provide permanent housing as it does to allow people to remain homeless. In Denver, Colo., a housing program for the homeless reduced the costs of public services (including medical services, temporary shelter, and costs associated with arrests and incarceration) by an estimated \$15,773 per person per year, [saving taxpayers thousands of dollars](#).

Government officials and city planners are beginning to see the tiny-house village as one viable solution for addressing homelessness.

"It's certainly something that we would encourage other communities to take a look at when it comes to creating solutions for housing the chronically homeless," says Lee Jones, a spokesperson for the U.S. Department of Housing and Urban Development. "It's a very important step in terms of the kinds of services we should be providing to people that need assistance."

Currently, the various efforts to house the homeless in tiny-house villages comprise a small and pioneering movement: But each new project helps create lessons and a model for other communities.

For example, Quixote Village, as a recipient of state funding, is considered a "pilot" project: It is required to report its progress to the state legislature in five years. In the meantime, says Severn, the residents will be settling in, putting in garden beds, building a carpentry workshop, searching for jobs, and simply living their lives.

"One of our residents has been homeless for about 25 years," Severn says. "He told me he's excited to start a little rose garden. It really touched me to hear that."

Erika Lundahl wrote this article for [YES! Magazine](#), a national, nonprofit media organization that fuses powerful ideas and practical actions. Erika is a freelance writer living in Seattle.

Source: http://www.yesmagazine.org/new-economy/tiny-house-villages-for-the-homeless-an-affordable-solution-catches-on?utm_source=YTW&utm_medium=Email&utm_campaign=20140221

Lowes Sketch for a 4 X 8 very Tiny House on an 8 X 8 Pad

*ce.jones@co.okeechawee.fl.us
Christy Jones
888-243-4836*

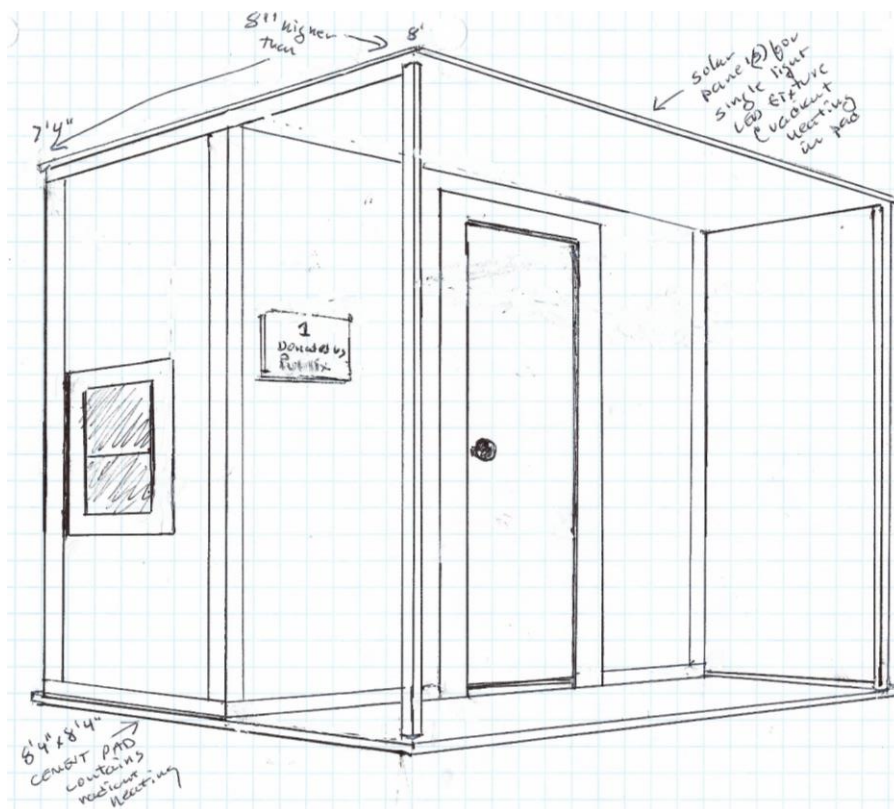
Roof needs a pitch of at least 4 inches front to back

MATERIALS

- A 200 CUBIC FEET CEMENT
- B 8 SHEETS 4x8x1/2 PLYWOOD
- C 8 SHEETS 4x8x1/2 OSB
- D 108' INSULATION
- E 2 4x4x8
- F 2 2x4x8
- G 1 LOCKABLE DOOR (48x72)
- H 1 LOCKABLE WINDOW (36x48)
- I 1 16"x12" ALUMINUM WINDOW
- J 1 16"x12" ALUMINUM WINDOW
- K 400' 8" SIDING
- L 1 SOLAR PANEL
- M 1 LED LIGHT BULB WITH WIRING
- N 33 SQ FT FLOOR
- O 64 SQ FT ROOFING MATERIAL
- P 31 SQ FT CEILING PAINT
- Q 100 SQ FT WALL PAINT
- R 1 PLASTIC PATIO DOOR \$5

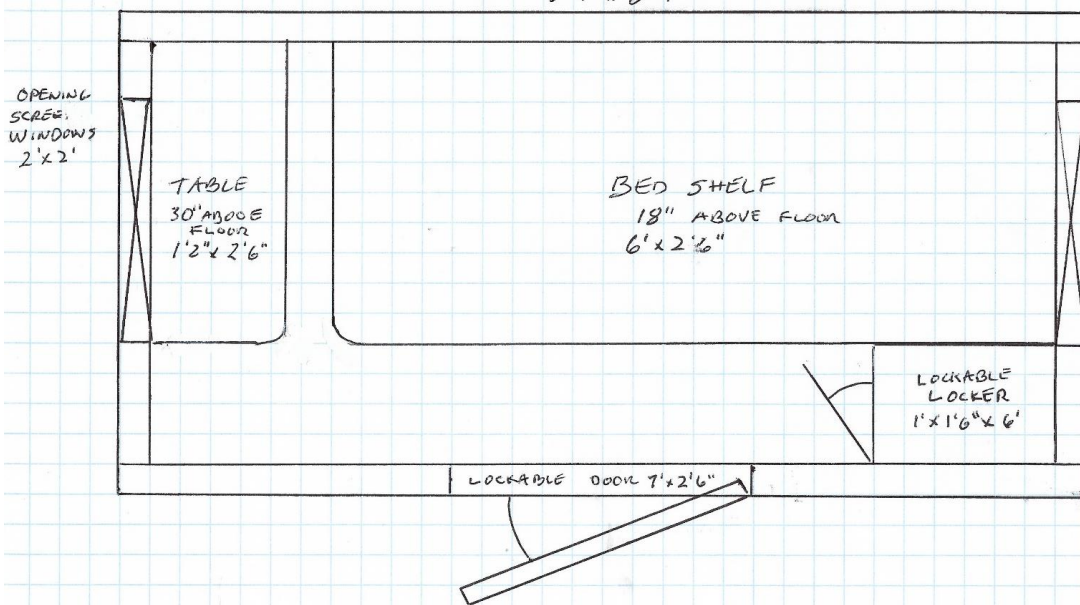
EST. \$3000-\$3500
+ 400 FOR INSULATION
+ 400 FOR ROOFING
+ 400 FOR PAINT
+ 400 FOR HEAT

NO DISCOUNT JUST PAY FOR LOWES



INTERIOR LAYOUT

EXTERIOR 8' x 4'
 INTERIOR 7'5" x 3'5"
 SITTING PAD (NOT SHOWN)
 8'4" x 8'4"





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