



All Saints Episcopal Church Housing Discussion

Sunday, June 5th, 2022



2025

NEW HORIZON
STRATEGIC

P L A N



Our Priority Populations are:

- Individuals & Families in Crisis
- Children Ages 0-5 Years
- Working Age Adults
- Senior Adults

Our Strategic Priorities Address:

- Housing Stability & Recovery
- Early Childhood Development
- Employment Transitions
- Senior Adult Well-being



- ***Cabarrus County's 2020 Community Needs Assessment established Housing, Mental & Behavioral Health, and Early Childhood Education & Development as the greatest unmet needs in our community today.***
- ***Cabarrus County and Kannapolis City schools have identified over 500 students each year for the past five years as being homeless at some time during the school year.****
- ***Concord & Kannapolis Police departments, in the Fall of 2021, reported 14 encampments and estimated 150-200 homeless individuals in tents, cars, other places not intended for human habitation.***
- ***Cabarrus County records indicate our community has experienced an average of 100 evictions per month for the last ten years.****

(* 2020-21 numbers affected by the COVID response)

Bold New Initiative



H2H

HOMELESS TO HOUSING

- Families with Children
- Senior Adults
- Disabled Adults



**HUDDLE
HOUSING**

**EXTREMELY LOW
INCOME**

- Self-sufficient
- Disabled
- Veteran



2025

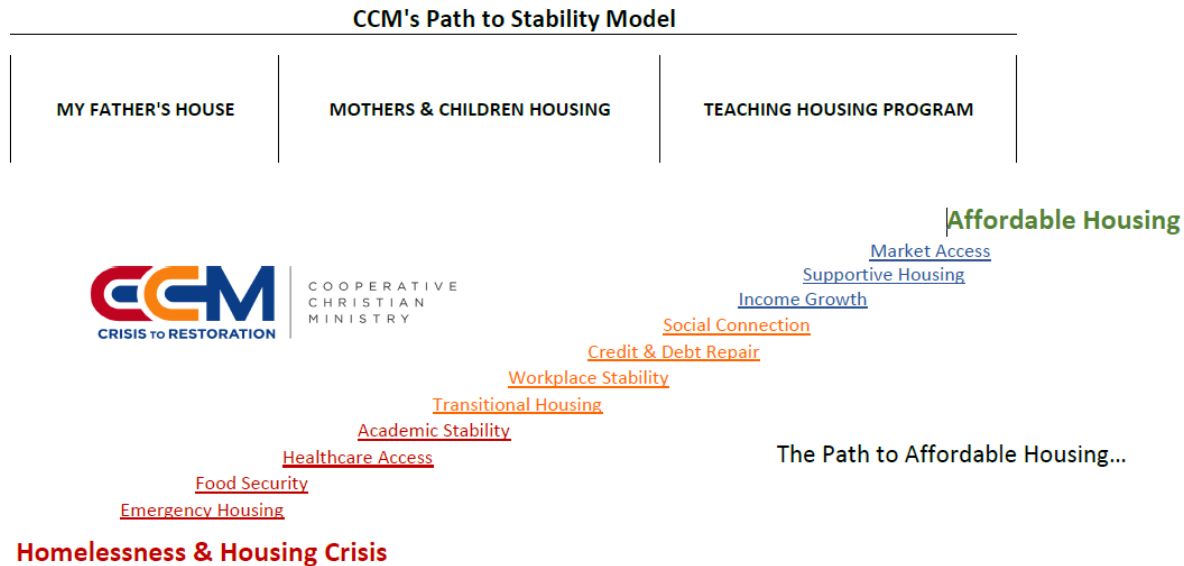
NEW HORIZON
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- Families with Children
- Senior Adults
- Disabled Adults



The H2H Project

seeks to purchase and develop property to address the housing crisis in Cabarrus County by implementing CCM's *Path to Stability* housing model.

The *Path to Stability* model is a structured and proven program that requires participants to commit to shared responsibility (CSR) and engagement in a participatory development plan (PDP), and family Bible study (FBS) that leads their household through relief, rehabilitation and recovery.

The H2H Project is designed around a facility that can serve 50 households of families with children, senior adults and adults with disabilities who are experiencing homelessness or housing crisis.

The initial impact will double CCM's current capacity of its entry programs (MFH & MaC) to 30-45 households and increase the program's capacity by 400% (4x) when fully implemented. At full capacity, this facility and program will serve 180-220 adults and children, which represents approximately half (50%) of the current level of need for these populations.



- Families with Children
- Senior Adults
- Disabled Adults

CAMPUS DESIGN

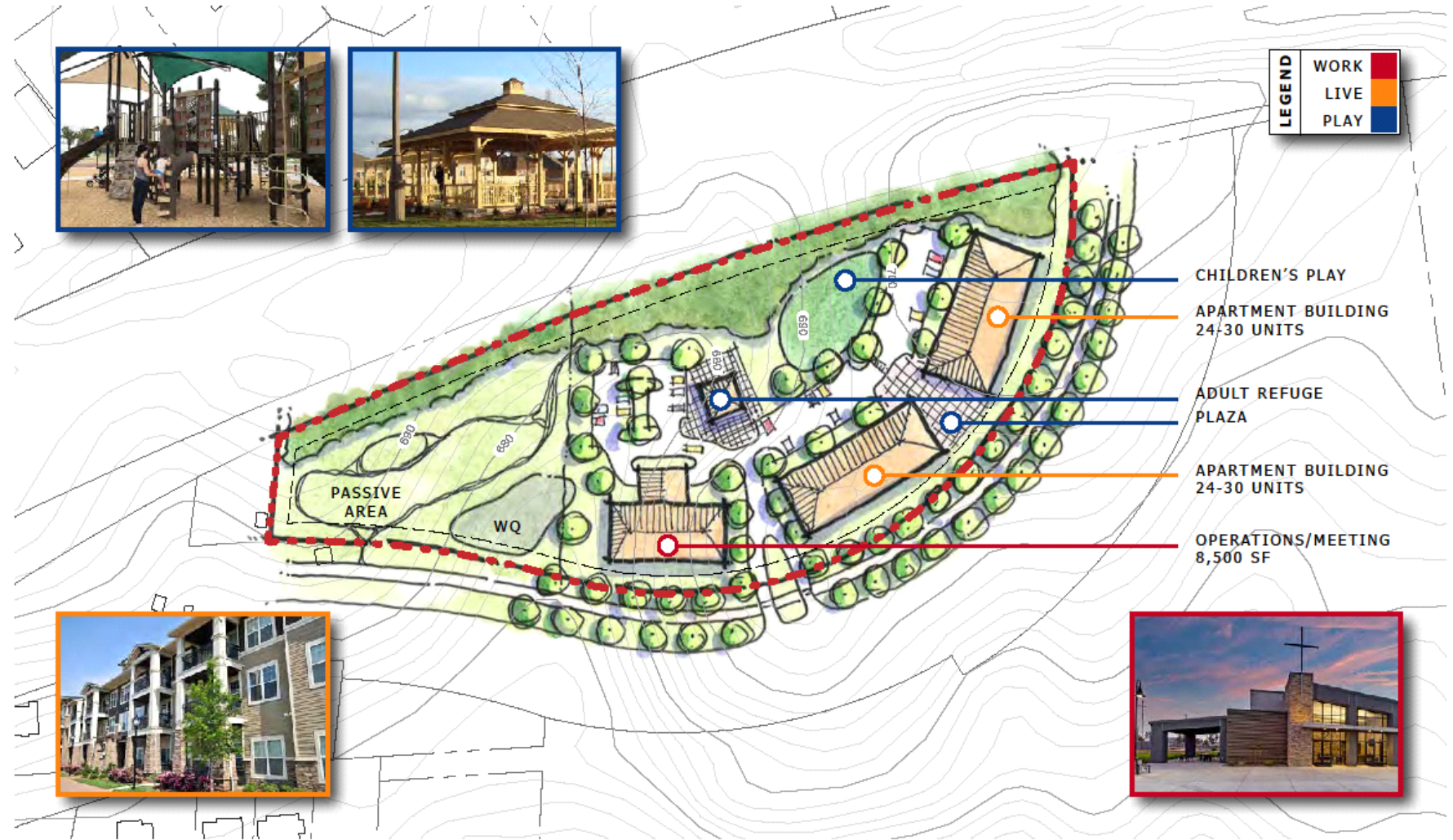
48-50 Apartments
1,2,3 Bedroom

Operations / Program Center
Case Management – Education – Services
Outdoor space for adults & children

H2H

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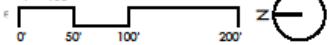


CCM HOUSING PROGRAM | SCHEMATIC SITE PLAN
32685.21 | 11.07.21 | COOPERATIVE CHRISTIAN MINISTRY



COOPERATIVE
CHRISTIAN
MINISTRY

1" = 100'



PROGRAM DESIGN: CCM's Path to Stability Model demonstrates a comprehensive approach to successfully move from homeless to housing.

In addition to creating new housing capacity, this solution will:

- Provide safety, nutrition and access to health, academic, employment, and spiritual supports.
- Incorporate education and training services into a structured transitional housing program.
- Overcome barriers preventing access to vital resources for household / financial sustainability.
- Operate within the principles and values of affirmation, accountability, personal responsibility and perseverance.

Housing recovery requires Education & Support Services to address the barriers to stable housing:

- Assist overcoming debt and credit issues
- Overcome background issues; to include employment opportunities
- Provide safety for those with disabilities while waiting to access Permanent Supportive Housing
- Create financial stability and progress to affordable housing

POTENTIAL SITES

- **Motel and Adjacent Property**
 - Renovation & Demolition
 - Create Grounds, Outdoor SpaceCentral location, Access to Transportation, Healthcare, Retail, Employment
- **Existing Structure**
 - Renovation, Demolition, Construction
 - Multi-purpose CampusCommunity/Neighborhood Development, Access, Transportation, Potential Enterprise, Public Space
- **Green Field**
 - New ConstructionRural Open Space, Designed for Use, Access to Recreation



HOMELESS TO HOUSING

- Families with Children
- Senior Adults
- Disabled Adults

COST ESTIMATES

\$ 11.5 million Capital

\$ 1.5 million Operations (3 years)

\$ 13.5 million

POTENTIAL REVENUE

40 units @ \$400/mth = \$192,000 / year



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Extremely Low-Income Individuals (ELI)



The Huddle Housing Project is designed to provide the basic needs of food, housing and community for extremely low-income individuals in an environment that allows an individual to establish stability and connect with vital resources while promoting personal responsibility and community engagement.

Extremely low income: \$9,500 to \$15,000 per year.

A person on SSI Disability receiving \$792 per month has an annual income of \$9,500

A person making minimum wage (\$7.25/hr.) on a 40 hour work week has an annual income of \$15,000.

- 87% of Extremely Low Income (ELI) households are cost burdened when it comes to housing
- 71% of ELI households are severely cost burdened regarding housing.

Cost Burdened: households spending 30% or more of their income on housing (rent and utilities).

Severely Cost Burdened: households spending 50% or more of their income on housing.

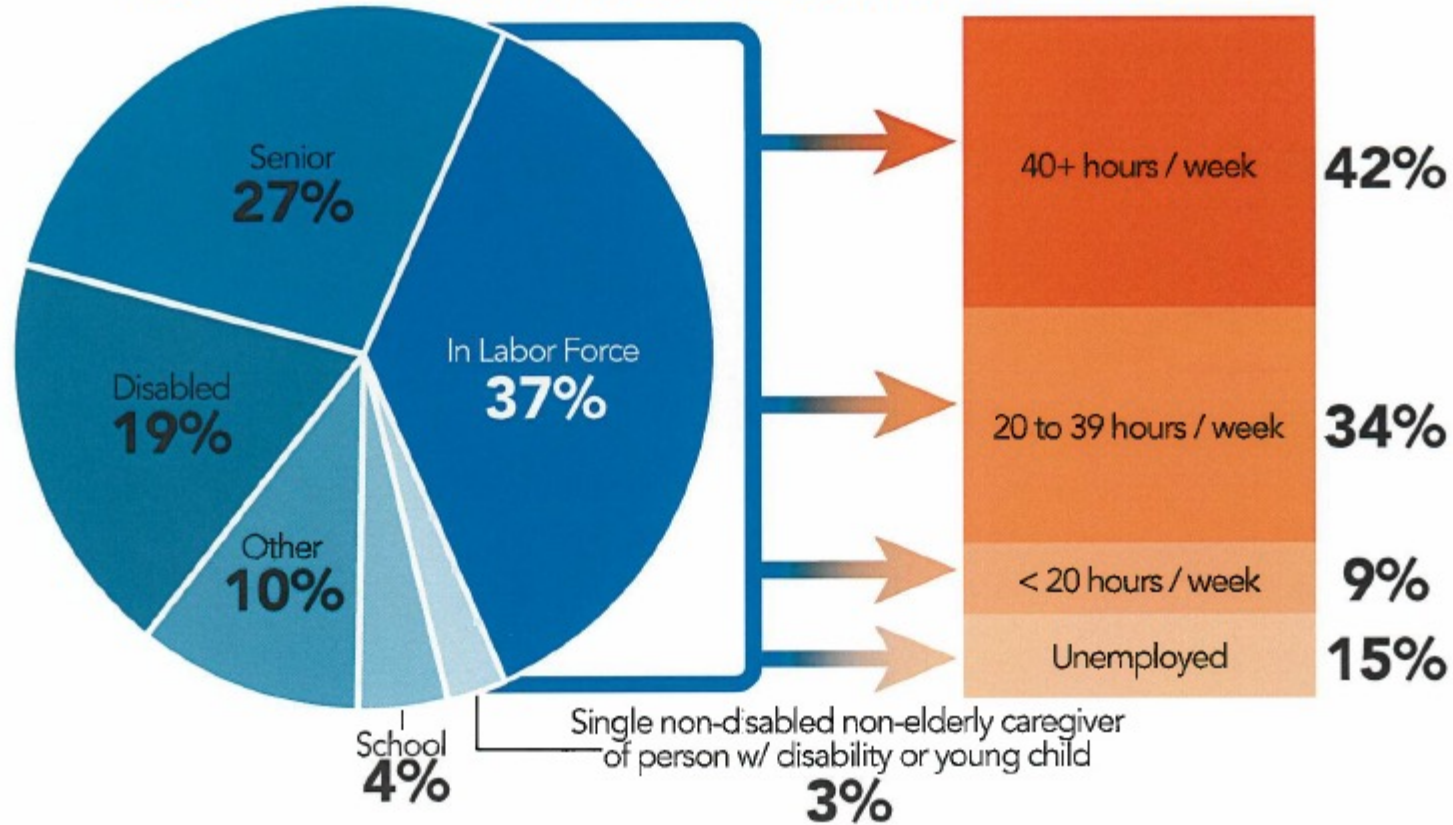
*2019 National Low Income Housing Coalition (NLIHC)



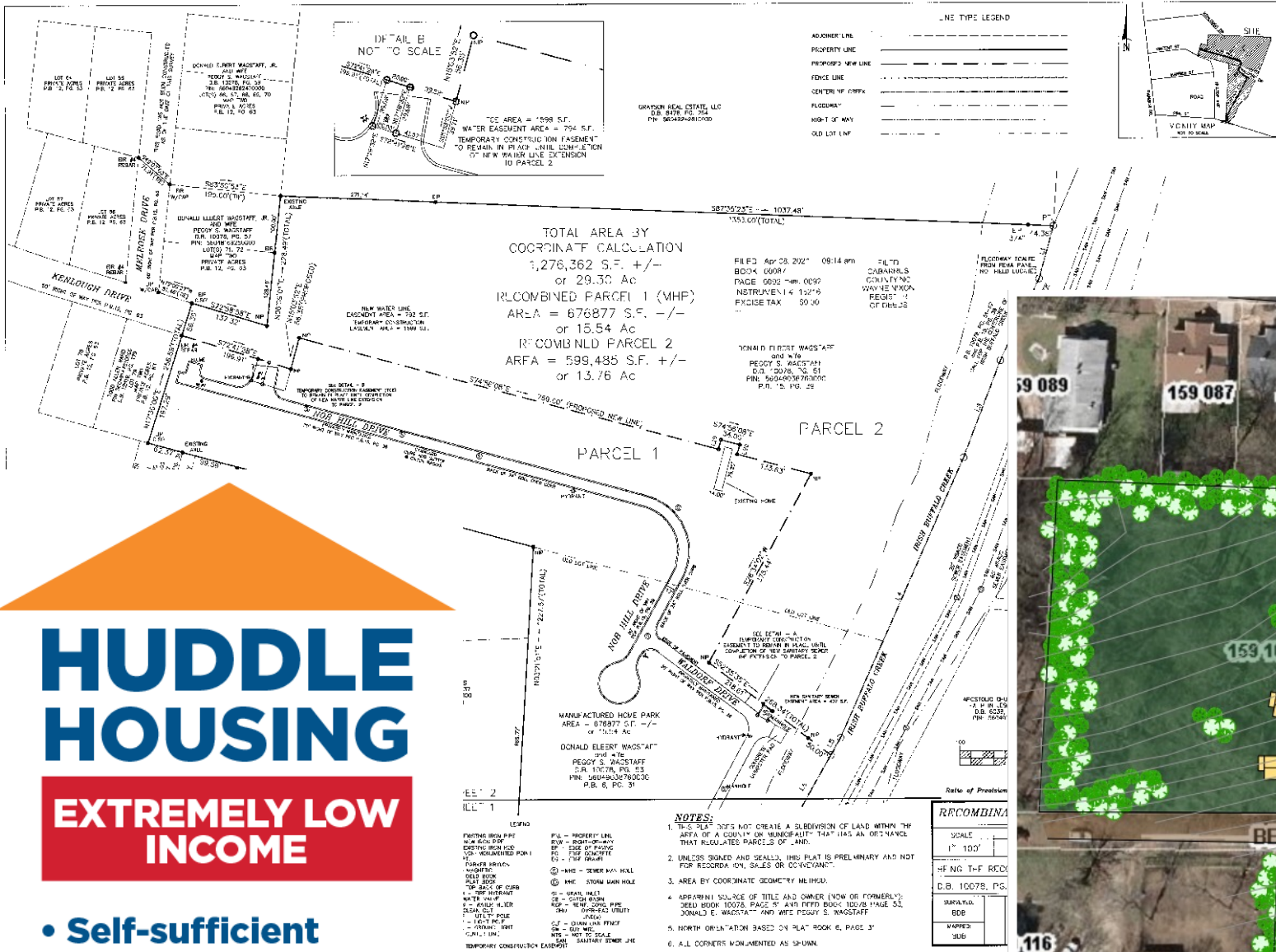
- **Self-sufficient**
- **Disabled**
- **Veteran**

THE GAP

EXTREMELY LOW-INCOME RENTER HOUSEHOLDS



Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. "Senior" means householder or householder's spouse (if applicable) is at least 62 years of age. "Disabled" means householder and householder's spouse (if applicable) are younger than 62 and at least one of them has a disability. "Working hours" is usual number of hours worked by householder and householder's spouse (if applicable). "School" means householder and householder's spouse (if applicable) are enrolled in school. Fifteen percent of extremely low-income renter households include a single adult caregiver, 55% of whom usually work more than 20 hours per week. Eleven percent of extremely low-income renter householders are enrolled in school, 48% of whom usually work more than 20 hours per week. Source: NLIHC tabulation of 2020 5-Year ACS PUMS data.



HUDDLE HOUSING

EXTREMELY LOW INCOME

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- Disabled
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CAMPUS DESIGN

12-15 Carriage Houses

- **Community Building**
- **Open Space for Outdoor Activities**
- **Private Drive**

Community – Personal Responsibility – Accountability

Case Management – Education – Seniors

The Huddle Housing Project

This concept is built around extremely affordable, ultra-efficient, easily accessed, community-based, pet friendly, “carriage homes” designed for independent living. Multiple units are located in a structured supportive setting; strategically positioned (“huddled”) around a community center which provides access to prepared meals, laundry facilities, transportation services, counseling, activities, education and life skills training.



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- **Disabled**
- **Veteran**

Putting
God's
Love
Into
Action.

Huddle House Project
4648 Nob Hill Dr, Kannapolis, NC, 28081
Cooperative Christian Ministries



COST ESTIMATES

\$1.5 million Capital

\$.5 million Operations (3 years)

\$2.0 million

POTENTIAL REVENUE

12 units @ \$250/mth = \$36,000 / year



**HUDDLE
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- Disabled
- Veteran

Total Estimated Cost

\$ 13.5 million Capital

\$ 2.0 million Operations (3 years)

\$ 15.5 million

Funding Requests

\$ 7.0 million County/Cities ARP

\$.5 million HOME Funds

\$ 7.5 million

Funding Secured

5/16/22

\$ 2.0 million Cabarrus Co. ARP



- Families with Children
- Senior Adults
- Disabled Adults



- Self-sufficient
- Disabled
- Veteran

Homeless Populations

- Families: one & two parent w/ children
- Single Adults: Women & Men w/ disabilities
- Senior Adults
- Young Adults aging out of Foster Care
- Adults needing Residential Rehabilitation
- Previously Incarcerated Individuals
- Chronically Homeless

Why these population?
Why now?

Greatest Need

- Magnitude
- Feasibility
- Consequence

Additional Shelter and Housing Needs

Other Solutions ?

Population Needs	Shortfall (beds or units)	<u>Progress</u>
Single Family Transitional	80 to 100	
Single Adult (supervised)	25 to 35	AYA House (23)
Family Shelter	15 to 20; 5 to 7 units	TSA (6 units)
Senior Adults (independent)	50 to 100	Prosperity (60)
Young Adults (19 to 21)	10 to 15	Open Door (7)
Chronically homeless	20 to 30	TSA (10-15 units)
Emergency and Transitional Housing Total	200 to 300	
Workforce Housing (Affordable Housing)	1,000 to 2,000	



How much need is there?

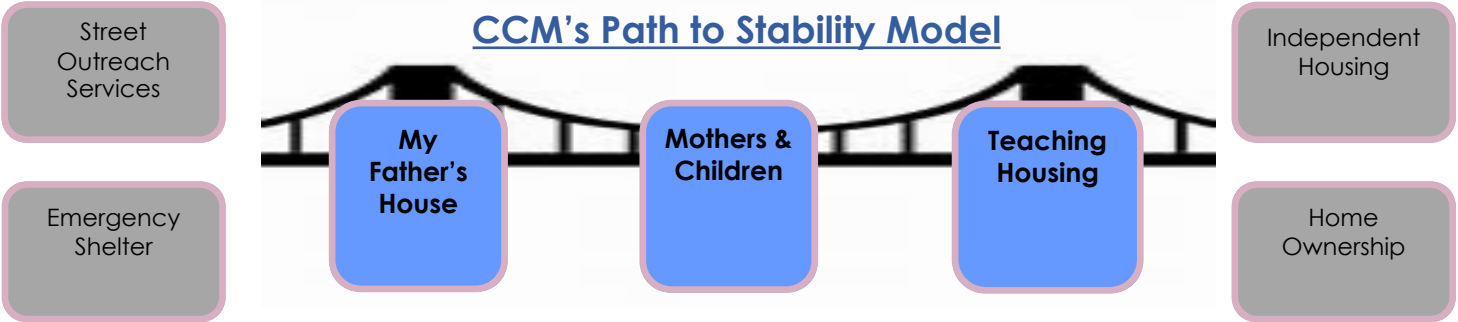


Help with Housing provides **RESOURCES** for the HOMELESS or those in HOUSING CRISIS in Cabarrus County: Concord, Harrisburg, Kannapolis, Midland or Mount Pleasant.

Click on the button below and allow us to connect you to the resources in our community designed to help you.

[RESOURCES](#)

This site cannot guarantee to provide housing as capacities may be full. While every effort is made to update this site, resources are subject to change without notice.



How much capacity do we need?

CCM's Path to Stability Model

MY FATHER'S HOUSE

MOTHERS & CHILDREN HOUSING

TEACHING HOUSING PROGRAM



COOPERATIVE
CHRISTIAN
MINISTRY

Affordable Housing

Market Access

Supportive Housing

Income Growth

Social Connection

Credit & Debt Repair

Workplace Stability

Transitional Housing

Academic Stability

Healthcare Access

Food Security

Emergency Housing


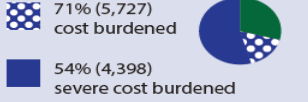
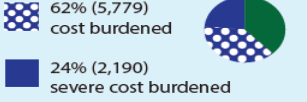
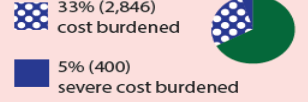
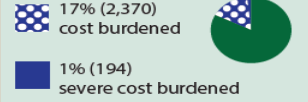
Homelessness & Housing Crisis

The Path to Affordable Housing...

Cabarrus County Housing Continuum



Housing Type	Unsheltered - Tents - Emergency Shelter		Trailer Parks - Mobile Homes	
	Substandard - Overcrowded Housing - Staying with Family & Friends		2-Bedroom Apartments	3-Bedroom Apartment
	Co-housing - Intergenerational	Extended Stay Hotels & Motels	Homeownership Assistance	
	Nursing - Group Homes	Accessory Dwelling Units		Market Value
	Public Housing - Section 8			
	Transitional - Supportive - Senior Supportive Housing			
	Tax Credit Apartments - Rural Housing			
Income Area Median Income (AMI)	\$20,000 or below Less than 24% AMI	\$20,001 to \$34,999 25% - 40% AMI	\$35,000 to \$49,999 41% - 59% AMI	\$50,000 to \$74,000 60% - 88% AMI
AMI Mid-Point	\$10,000	\$25,260 - 30% AMI	\$42,000 - 50% AMI	\$63,150 - 75% AMI
Monthly Affordability Rent/Mortgage + Utilities	\$250.00	\$631.50	\$1,050.00	\$1,578.75
# of Households	8,108 Total Households	9,295 Total Households	8,630 Total Households	13,606 Total Households
Population Demographic data represents percent of with in entire Cabarrus population.	17% of all BIPOC households are in this income level 8.5% of all white households are in this income level	11% of all BIPOC households are in this income level 10.2% of all white households are in this income level	21% of all BIPOC households are in this income level 10.1% of all white households are in this income level	14% of all BIPOC households are in this income level 20.3% of all white households are in this income level
Housing Cost Burden Cost burden occurs when households pay >30% of income on housing. Severe cost burden occurs when households pay >50% of income on housing.	<p>71% (5,727) cost burdened 54% (4,398) severe cost burdened</p>	<p>62% (5,779) cost burdened 24% (2,190) severe cost burdened</p>	<p>33% (2,846) cost burdened 5% (400) severe cost burdened</p>	<p>17% (2,370) cost burdened 1% (194) severe cost burdened</p>
Service Providers (#) is the total number of available beds or units	Cooperative Christian Ministry (124)			
	Salvation Army (28)	Habitat for Humanity (16)		
	AYA House (23)	Prosperity Unlimited		
	CVAN (20)		WeBuild Concord	
	Open Door House (7)			
	Concord Housing Department - Public Housing (35)			
	Opportunity House	City of Kannapolis & City of Concord (4)		
	Serenity House (9)			

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	Public Housing - Section 8			Market Value
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Entry at CCM

64%
\$5,314
\$0 / \$18,600

36%
\$24,006

Phase III @ CCM
(Avg. 2 yrs.)

55%
\$25,572

27%
\$45,240

18%
\$60,426

Racial demographics					
	July 2021	2021 CY	2021 CY	2021 CY	
	Cabarrus County	Housing	Financial	Food	
White	63%	29%	20%	40%	
African American	20%	55%	65%	35%	
Native American	0%	0%	0%	0%	
Asian	4%	2%	0%	1%	
Two or more races	2%	0%	0%	0%	
Hispanic	11%	7%	8%	23%	
Other	0%	7%	7%	1%	
	100%	100%	100%	100%	

<https://www.census.gov/quickfacts/cabarruscountynorthcarolina>

Availability

Who do we serve?

Access

City demographics					
	Census Info	Housing	Financial	Food	
	April 2020	2021 CY	2020 CY	2021 CY	
Concord	105240	57%	52%	59%	59%
Kannapolis	53114	29%	26%	33%	36%
Harrisburg	18967	10%	2%	1%	1%
Mt. Pleasant	2007	1%	0%	1%	1%
Midland	3702	2%	2%	1%	1%
Unknown/Other			18%	5%	2%
	183030	100%	100%	100%	100%

<https://www.census.gov/quickfacts/fact/table/harrisburgtownnorthcarolina,kannapoliscitynorthcarolina,concordcitynorthcarolina,cabarruscountynorthcarolina/PST045221>

Housing Capacity Initiative: Funding Perspective

Huddle Housing (HH) Project

Property: \$ 0

Property: 13.76 acres

Construction	\$ 1.5 million
Operations (3)	<u>\$.5 million</u>
Total	\$ 2.0 million

Preliminary Funding Plan

CoK: HOME funds	\$.5 million
County & City funds	\$.5 million
Fundraising	<u>\$ 1.0 million</u>
Total	\$ 2.0 million

Homeless to Housing (H2H) Project

Mill Purchase: \$ 4 million

Property: 10.5 acres

Mill/Office building/Shop structure

Construction	\$ 8.0 million
Operations (3)	<u>\$ 1.5 million</u>
Total	\$ 9.5 million

Preliminary Funding Plan

CSG: ARPA funds	\$ 2.0 million
County & City funds	\$ 4.5 million
Fundraising	<u>\$ 7.0 million</u>
Total	\$ 13.5 million

Bold New Initiative



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10–Year Facility Plan

(non-housing)

- ✓ **Administrative Office**
- ✓ **Concord Service Center**
The Dream Center
- **Kannapolis Service Center**
- **Operations Training Center**







Kannapolis Service Center

