



Broward Housing Solutions®

Housing Opportunities for Broward's Mental Health Community



Who are we?

We are a...



**501(c)3 Tax Exempt,
Nonprofit Affordable
Housing Provider**

Mission Statement

To Provide **Permanent, Supportive and Affordable Housing** Opportunities to Meet the Needs of **Lower Income or Homeless** People with **disabilities** who also have **Mental Illness.**



Vision

“A compassionate community where all low-income people with mental illness have a permanent and safe home”

~ Mary H., BHS Resident ~





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Core Values

• ***STABILITY*** • ***DIGNITY*** • ***HOPE***

Begin Receiving
Support Services
and Housing



Start Homeless,
Unstable, Indignant,
and Hopeless



Become Housed,
Stable, Dignified,
and Hopeful



Organization History

- **Task Force Formed** February 1993
- **CDC Incorporated** February 1993
(Community Development Corporation)
- **501(c)3 Tax Exempt Status** February 1993
- **CHDO Status** September 1996
(Community Housing Development Organization)
- **First funding from United Way of Broward** July 1999



Successes to Date...

- **89%** of tenants [surveyed] **were homeless** before moving into our units; **↑** 13% since LY
- **400** – residents currently served /housed (**↑** 27% growth from FY2018/19)
- **98%** - Occupancy Rate
- **88%** - experienced fewer hospitalizations since moving in
- **92%** - have shown progress in managing their medication
- **98%** - have exhibited increased stability
- **84%** - reported experiencing improvements to their overall health
- **81** - seniors (age 55+): **↑ 22%** from last year
- **90** - children (under 18) **↑ 21%** from FY2018/19
- **100%** - of children reside in a stable environment
- **2.7%** - average Attrition rate



BHS' Housing Programs

1. **Affordable Rental Housing Program:**
Preventing homelessness for **Adults & families**
2. **Home for the Brave:** Preventing homelessness
among **Veterans**
3. **Youth Solutions:** Aging out of **Foster Care:** 18-23
years old.
4. **Senior Solutions:** Homeless **Seniors**, aged **55+**
5. **Homeownership Solutions** - Lease-To-Buy
Opportunities for 1st time Homeowners
or “H2H” *Special thanks to Marcia Barry-Smith!*



Eligibility Criteria:

1. Must have **Case Management**
2. Must have a **Mental Health Dx:**
Bi-Polar, Major Depressive Disorder (MDD) or Schizophrenia
3. Must have **Quantifiable Income** (i.e. SSI/SSDI)



Tenant's Financial Profile

❖ Tenant's Gross Monthly Income (<i>avg.</i>)	\$ 791.00
❖ 30% of Tenant's Income (<i>rent</i>)	<u>\$ 237.30</u>
❖ Tenant's Disposable Income	\$ 553.70

Used to pay for:

1. Utilities
2. Food
3. Clothing
4. Medications
5. Transportation
6. Etc.



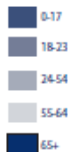
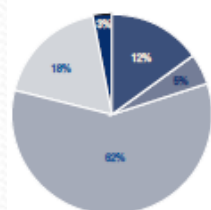
BROWARD COUNTY

The Homeless Dilemma



THOSE AT RISK

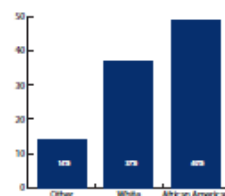
Ages



Gender



Race/Ethnicity



COST



Tax Money



\$140 per night in jail for Mentally ill inmates



100% of thousands of dollars not going to community services

\$385 - \$785 average cost per hospital visits per night for mentally ill patients

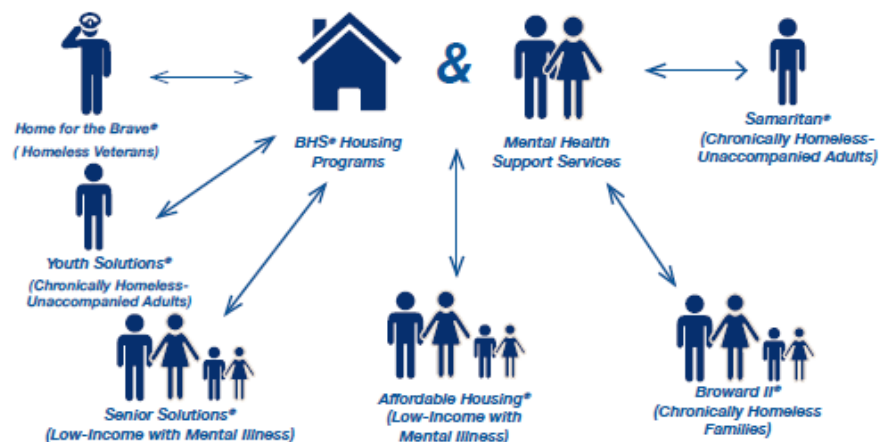


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For more information www.BrowardHousingSolutions.org

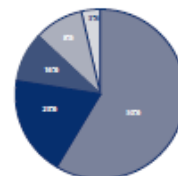
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The Homeless Solution



THOSE SERVED

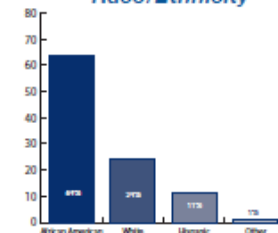
Ages



Gender



Race/Ethnicity



SAVINGS



99% of BHS residents were not incarcerated



86% of residents experienced meaningful changes in their mental and physical health



Tax Money



Stable housing results in fewer hospitalizations and incarceration, saving our community approx. \$1.3 million per year.

100% of children live in a stable home



89% of residents were homeless before entering our supportive housing programs



89% of BHS residents were not hospitalized due to their mental illness

90% of tenants experienced fewer hospitalizations since moving in



Effect on Taxpayers...

Fewer Hospitalizations (\$810/night)

+

Incarcerations (\$147/night)

=

Savings for Broward County
(approx.) **\$1.3M**





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Benefits of the Scattered Site Model

- 1. Homes blend into existing neighborhoods** BHS' multi-family complexes blend with the character of the neighborhoods while providing privacy for residents via inconspicuous appearances. Buildings are not noticeable as part of *"affordable housing projects."*
- 2. Deconcentrates poverty** BHS integrates low-income residents into the broader neighborhood, promoting more stable, vibrant communities rather than congregating people with similar demographic characteristics.
- 3. Residents benefit from development** BHS' residents are afforded more opportunities to reintegrate and become engaged and contributing members of their communities. **Other residents [of the community] also benefit** from the exposure to diverse experiences as well. And exposure tends to lead to greater understanding and acceptance of social differences.





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Benefits of Affordable Housing

1. **Prevents Homelessness**: Root cause of homelessness is the lack of affordable housing
2. **Provides Opportunity**: Affordable *and* supportive housing provides low-income people with a safe home where they can achieve long-term self-sufficiency.
3. **Social Benefit**: Addresses the immediate needs for long-term stability and productive citizens reducing substantial financial strains on our communities (taxpayers) such as:



Properties & Locations



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Ft. Lauderdale



Clusters 1
Affordable Housing



Clusters 2
Affordable Housing



Clusters 8
Affordable Housing



Clusters 9
Affordable Housing



Clusters 10
Affordable Housing



Clusters 11
Affordable Housing



Idylwoods
Affordable Housing



Riverside Park
Affordable Housing



Triplex
Affordable Housing





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Coral Springs



**Clusters 4
Affordable Housing**



**Clusters 6
Affordable Housing**



**Woodside Gardens (Foster Youth)
Foster Youth**





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Pompano Beach



Avondale Villas
Lease-to-Buy



Palm Aire Gardens
Lease-to-Buy



4-plex
Home for the Brave





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North Lauderdale



**Clusters 5
Affordable Housing**





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Hollywood



BEFORE
[9-Unit, Boarded Up Crack House]



Wilson Gardens
[Foster Youth]



Our Needs:

- **RENTAL SUBSIDIES** to help maintain the properties *(Client pays 30%; variance 70% not covered by residents)*
- **CAPITAL & ACQUISITION - RENOVATION FUNDS** for new & existing properties
- **ADVOCACY & AWARENESS** educating communities – need of affordable housing (addressing NIMBY)





Thank you...

Broward Housing Council!



Any Questions?



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