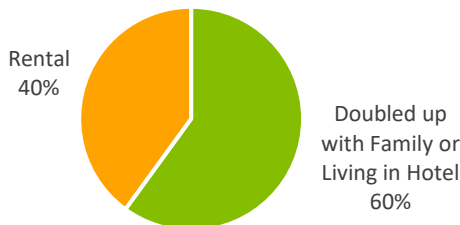


GHA defines homelessness as families and individuals who lack a fixed, regular, and adequate nighttime residence.

## FAMILY HOMELESSNESS IN GREENVILLE

- In 2018-19, at least 3,633 individuals experienced homelessness in Greenville County. **One-third were children.**
- Of the **1,106 school-aged children** in the Greenville County School District who experienced homelessness, only 10% qualified for homelessness services from the U.S. Department of Housing and Urban Development (HUD), the primary government agency through which funding for homelessness flows. The 90% that did not qualify were either doubled up with family or friends or living in hotels.

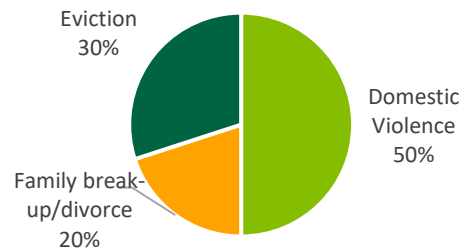
**New Lease on Life Families**  
**Housing Prior To Emergency Shelter**



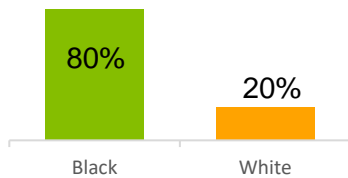
- The number of students experiencing homelessness in the Greenville County School District has risen annually since 2013-14.
- Children experiencing homelessness are far more likely to drop out of school which creates more barriers to finding employment and housing.
- Over a third of black families headed by single females live in Greenville County at an income of \$26,200/year or less for a family of four in 2020. (<https://www.unitedwaygc.org/rei>)

- In Greenville County in 2017 (5-year average estimate), there were almost 20,000 children living at or below \$24,600/year of income for a family of four. Black and Hispanic children bear a disproportionate poverty burden. (<https://www.unitedwaygc.org/rei>)

**New Lease on Life Families**  
**Reason For Entering Emergency Shelter**



**New Lease on Life**  
**Racial Make-up of Families**



- The Family Median Income (FMI) for Greenville County is **\$74,900**. Over **24,000 households** in Greenville County only earn up to 30% of FMI which is considered extremely low income. For a family of **4**, this equals household income up to **\$26,200 (2020)**.
- The **Fair Market Rental (FMR)** price (including utilities) for a two-bedroom apartment in Greenville County is **\$842 which to be affordable** would require working 89 hours per week on **minimum wage** (in SC this is \$7.25) or earning an **annual income of \$33,680**.

## New Lease on Life Families

**\$14,000**  
Average Family Annual Income

**\$15,450**  
Median Family Annual Income

**3**  
Average Household Size

## NEW LEASE ON LIFE

### Investing in Greenville's Families

#### New Lease on Life Families

# 10

Single Parent Families  
8 Mothers, 1 Father, & 1 Grandmother

# 23

Children  
11 girls & 12 boys

# 3

Average Household Size

The **New Lease on Life pilot** was developed to create a pathway to stable housing for families experiencing homelessness. The original concept grew out of a meeting of community partners to address the rising numbers of students experiencing homelessness annually. The group of public, private, and non-profit partners moved forward after the closing of the Economy Inn in 2018 highlighted the number of families living in motels and the need for more emergency shelter options for families. In 2019, the Greenville Homeless Alliance formally convened the pilot that includes fifteen partners and funders.

The goal of the pilot was to move families in emergency shelter into safe, permanent housing. More than \$35,500 was committed from public and private funders to assist families with upfront costs and offer landlords assistance with turnover and repair costs associated with preparing housing for new tenants.

Families also received housing stabilization funds in the form of a Housing Choice Voucher made available through an [agreement](#)\* between The Greenville Housing Authority and United Housing Connections. This pivotal investment in the pilot provides families with housing stability even if their income level changes.

**\$1600** Average New Lease on Life Cost to Move Family Into Stable Housing

**+** **\$7500** Estimated Annual Value of the Housing Choice Voucher

**\$9200** Average Annual Total Cost to Move Family Into Stable Housing

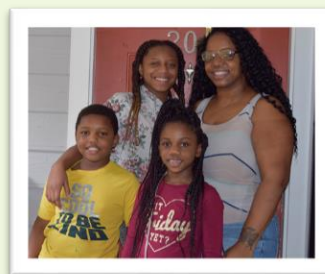
Families were referred by the Homeless Coordinator for the Greenville County School District and had to have a student attending a Greenville County School.

This innovative partnership then paired families with:

- **Case management** from United Ministries Interfaith Hospitality Network or Safe Harbor to develop plans for employment, transportation, housing, and finances. Case managers met regularly with families.
- **Financial assistance for upfront costs** like security and utility deposits which many times are barriers to moving into housing. Families were able get assistance with unexpected costs like repairs.
- **Housing stabilization in the form of a Housing Choice Voucher** that ensures the household will pay no more than 30% of the total family income for housing even if housing costs continue to rise.
- **Renter training** developed by local residents, including a mother with the lived experience of homelessness. Incorporating content created by Family Promise and the National Realtors Association, this training helped families understand their rights and responsibilities as tenants.

Since July of 2019, the pilot has provided a path to permanent housing for 10 families.

#### One Family's Story



*"When I started I felt like I had nobody, but now I know I have a whole organization of people that have come together to help people in need in every aspect of life you could ever think of. They*

*build a confidence in you to let you know you are not alone.*

*Right now I am so comfortable and mentally stable, because I wasn't there a year ago. I felt hopeless. I felt alone. And now I can actually lay down in my own home through New Lease on Life and know that me and my children have a place to stay. I am so grateful for this opportunity and I appreciate you guys, I really do. Thank you so much."*

Mahogany  
New Lease on Life Pilot Participant

# NEW LEASE ON LIFE TIMELINE

## 2015

- As a result of Tent City under the Pete Hollis bridge, the [2015 Homelessness White Paper](#) is developed by the Homelessness Leadership Task Force. The 18 public and private partners comprising The Homelessness Leadership Task Force recognized the need for more emergency shelter beds as one of five collective community priorities.
- The *White Paper* also identifies the need for work with The Greenville Housing Authority (TGHA) and landlords to house more families and individuals experiencing homelessness. The concept of a local preference to set aside funds for housing stabilization through what is now known as a Housing Choice Voucher (HCV) is introduced.
- 802 students in Greenville County Schools are identified as experiencing homelessness.

### Homelessness Leadership Task Force Organizations



## 2016

- Data from the City of Greenville's report [Balancing Prosperity and Housing Affordability](#) identified a deficit of 2,500 units of rental housing at \$500/month for individuals and families with incomes of \$20,000 or less.
- The Greenville Homeless Alliance (GHA) begins to formalize at the end of 2016.

## 2017

### Original New Lease on Life Partners



- Public and private partners hold first meetings to learn more about students experiencing homelessness in Greenville County Schools and how a collective approach could increase options for families as well as assist the Greenville County School McKinney Vento Homeless Coordinator with housing stability.
- Of particular interest were the families living in motels. Though classified as experiencing homelessness through the U.S. Department of Education definition used by Greenville County School District, families living in motels were not considered without a home under the U.S. Department of Housing and Urban Development (HUD) definition used by Upstate Continuum of Care (CoC) and all agencies receiving HUD funding unless someone other than the family was paying for the motel room.
- The group developed an initial concept called "Second Chance Housing", that would provide a path for families living in motels into stable housing. This group led by Irene Hamilton Jones, McKinney Vento Coordinator/Homeless Educational Liaison for Greenville County Schools and Yvonne Duckett, Executive Director of Greenville County Human Relations Commission began seeking solutions for families facing the challenges of very limited housing options that are affordable, the prohibitive upfront costs of moving into housing, and the additional barriers such as one or more eviction, past due utilities, poor credit, or no reliable transportation.

### The Greenville Homeless Alliance (GHA)

is a coalition committed to making homelessness brief and rare in Greenville, SC. Charged with looking for sustainable solutions to homelessness, the Greenville Homeless Alliance works to **educate, advocate, collaborate, and innovate** with policymakers and the community.

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**VISION:** Safe, affordable homes for everyone in Greenville County

**MISSION:** To strengthen partnerships and broaden support to increase options for individuals or families who are experiencing homelessness and who are seeking stability and a safe, affordable home.

**VALUES:** Equity, Integrity, Inclusiveness, Pragmatism, and Courage

# NEW LEASE ON LIFE TIMELINE

## 2018

- In January, the Economy Inn abruptly closes for life/safety reasons leaving 100 individuals and families without a place to go as emergency shelters were at capacity. This again heightens awareness that families are living in motels.
- The Greenville Homeless Alliance (GHA) hires its first Coordinator and the Second Chance Housing pilot concept is one of the initial working groups for GHA's Steering Committee. The group changes the pilot name to "New Lease on Life" because of confusion with reentry work around "Second Chance" with statewide movement on expungement law.
- Elliott Davis becomes involved with the pilot providing GHA with summer interns to conduct research to support and develop the structure of the pilot. GHA develops the "Motel Watchlist."
- The Motel Displacement Response Plan is finalized with unanimous adoption by City and County Councils. This cross-sector effort convened by GHA further exposes community members to the issue of families living in motels.
- The idea of using vouchers for the pilot and the challenge of the closure of The Greenville Housing Authority's waiting list is raised. The issue of loss of landlords who accept vouchers is in the news and highlights the Housing Authority's challenge that with the rising median income, growing population, property owners can get more rent in the private market.
- The Greenville Housing Authority commits 10 Preference Housing Choice Vouchers to the pilot, with the requirement that participating families must have case management.
- An invitation to involved partners to participate in the pilot results in United Ministries' Interfaith Hospitality Network (IHN) committing to provide case management for 5 families. While the initial conversations were around moving families from motels to housing, the addition of IHN as a case management partner shifts the focus to testing the pilot with families from emergency shelters. The deficit of 12,000+ units in Greenville County that are affordable to families with a household income of \$25,000 or less annually, highlights the difficulty for service providers to create exits from emergency shelters.
- The City of Greenville commits Community Development Block Grant (CDBG) funding to the pilot.

## 2019

- GHA begins to formally convene pilot. Key components to be tested during the pilot were identified. The first family is identified and successfully moves into housing in July. Shortly after, The Greenville Housing Authority stops issuing Housing Choice Vouchers due to a lack of federal funds. The pilot does not resume until 2020 when Housing Choice Vouchers are issued again by The Greenville Housing Authority.
- SHARE's operation of transitional housing units for family equaling 145 beds as cited in the [2015 White Paper](#) changes when funding through the Department of Housing and Urban Development's (HUD) shifts to a new model called "Rapid Rehousing". SHARE's transitional housing decreases to 12 beds as cited in the [2019 Report on Homelessness in Greenville County](#).

## 2020

- Other emergency shelter providers are invited to join the pilot.
- Safe Harbor becomes the second case management partner.
- Pilot partners continue to refine the process.
- Westminster Presbyterian Church, Buncombe Street United Methodist Church, and Meritage Foundation provide additional funding for the pilot.
- Rental training materials are refined and shared with other New Lease on Life pilot partners.
- Nine families with children in Greenville County Schools participate in rental training and move into housing.
- United Housing Connections (UHC) launches the Home Again program focusing on families living in motels and using similar components tested in New Lease on Life.
- Pilot wraps up and partners vote for New Lease on Life to move forward as a program housed and managed by UHC. IHN and Safe Harbor continue as case management partners.

### Current New Lease on Life Partners

