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Mission Statement

CORNERSTONE HOUSING INC.

Our purpose is to build new and rehabilitate rental housing to accommodate low-income, homeless, and the less fortunate individuals of Florida.

To also supply social services and counseling that will enable them to achieve the greatest social and economic independence at the lowest cost to society.

WHAT IS THE MAIN REASON FOR HOMELESSNESS?

THE LACK OF AFFORDABLE HOUSING!

There is no state in this United States where a minimum wage worker working full time can afford a one-bedroom apartment at the fair market rent.

In Florida, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,038. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn **\$3,374** monthly or **\$40,488** annually. Assuming a 40-hour work week, 52 weeks per year this level of income



translates into an hourly Housing Wage of: **\$19.47**.

97

Work Hours per Week at Minimum Wage is Needed to afford a 2-Bedroom Unit at Fair Market Rent

2.4

Number of Full-Time Jobs at Minimum Wage Needed To Afford a 2-Bedroom Unit at Fair Market Rent

Many renters earn far less than the Housing Wage in their community and struggle to find an affordable place to live. The report "Out of Reach" compiled by The National Low Income Housing Coalition highlights some of the economic challenges facing low income renters, including lagging wages, inconsistent job growth, and the rising cost of living. Undoubtedly, the lack of affordable

Main Reason Pg. 2

"Housing First" The Solution to Homelessness!

Housing First is an approach to ending homelessness that centers on providing people experiencing homelessness with housing as quickly as possible – and then

providing services as needed. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

Housing First programs share critical elements:

While all Housing First programs share these critical elements, program models vary significantly depending upon the population served. For people who have experienced chronic homelessness, there is an expectation that intensive

Vision Statement

Cornerstone Housing Inc. is working to create more humane communities in which we work, where these communities are healthy and all people can develop their God given, full potential.

We believe that affordable housing and support programs improve the economic status of residents, transform neighborhoods and stabilize lives. We strongly believe that:

**HOPE BEGINS
WITH HOUSING**



Housing First Continued!

For most people experiencing homelessness, however, such intensive services are not necessary. The vast majority of homeless individuals and families fall into homelessness after a housing or personal crisis that led them to seek help from the homeless assistance system. For these families and individuals, the Housing First approach is ideal, as it provides them with assistance to find permanent housing quickly and without conditions. In turn, such clients of the homeless assistance networks need surprisingly little support or assistance to achieve independence, saving the system considerable costs.

Communities that have paved the road to reducing homelessness among families are continuing the effort to help families who become homeless by quickly returning them to housing. They are supplying families' immediate access to permanent housing thereby providing them with the stability

necessary to gain independence.

Families for the most part, who experience homelessness, are in a shelter for a brief period of time and do not become homeless again. Most families utilize the shelter system until the problems such as financial, death of a spouse, a medical problem or abuse in the family is resolved and is then able to move forward. A small portion of families require more intensive services and longer-term assistance.

Committing political will and resources to the issue of homelessness by diverting funds and resources normally dedicated to the existing shelter system toward housing first and rapid re-housing and family services has been shown to reduce homelessness.

Main Reason Pg. 1

households, a problem made worse by these economic challenges.

Expanding and preserving the supply of quality, affordable housing is essential to any strategy to end homelessness, poverty, and economic inequality. As our nation's policymakers seek ways of overcoming these social ills, access to affordable housing must be a cornerstone of any proposal.

A safe, stable affordable place to live keeps families healthy, helps people find and keep jobs and helps kids come to school ready to learn. A home keeps families stable and connected. Our states and our nation will be better off when we take steps to end homelessness where everyone has a safe and decent place to live. By prioritizing and investing in affordable housing, we can work to ensure that those who are at risk of homelessness are better protected from becoming homeless.

THE FUTURE OF AFFORDABLE HOUSING

The need for affordable housing continues to grow, particularly the need for housing affordable to the lowest income people.

Nationwide, there are only 31 units of housing affordable and available for every 100 extremely low income Americans. Federal housing assistance only serves one quarter of those who qualify for it. And special populations, such as disabled veterans returning from combat or lower income seniors, are increasing in number and need. At the same time, the existing stock of affordable rental housing is disappearing due to deterioration and the exit of private owners

from the affordable housing market.

According to the National Housing Trust, our nation loses two affordable apartments each year for every one created. Local preservation efforts have seen success, and resources like the National Housing Preservation Database are helpful, but it is a race against time. Finally, the very funding structure of most affordable housing programs puts them at risk, at both the federal and local levels. The majority of federal housing programs are appropriated, meaning that the funding amounts can change from year to year, or disappear altogether. State and

local programs can be similarly volatile, because they are often dependent on revenue from fees or other market-driven sources, and are vulnerable to being swept into non-housing uses. Ensuring funding at amounts necessary to maintain programs at their current level of service, much less grow them, is a constant battle.

Our country's current struggle with budget deficits is not a reason to defer actions to improve Americans' access to adequate housing. Rather, it is precisely in this time of ongoing economic hardship that the need to do so is most acute, and a rights based approach to budgeting decisions would

Housing First Community Guidelines

Emergency shelter, street outreach providers, and other parts of crisis response system are aligned with Housing First and recognize their roles to encompass housing advocacy and rapid connection to permanent housing. Staff in crisis response system services believes that all people experiencing homelessness are housing ready. Strong and direct referral linkages and relationships exist between crisis response system (emergency shelters, street outreach, etc.) and rapid re-housing and permanent supportive housing. Crisis response providers are aware and trained in how to assist people experiencing homelessness to apply for and obtain permanent housing. Sarasota will have a unified, streamlined, and user-friendly community-wide process for applying for rapid re-housing, permanent supportive housing and/or other housing interventions. Sarasota will have a coordinated assessment system for matching people experiencing homelessness to the most appropriate housing and services, and where individuals experiencing chronic homelessness and extremely high need families are matched to permanent supportive housing/Housing First. Every effort is made to offer a transfer to a tenant from one housing situation to another, if a tenancy is in jeopardy. Whenever possible, eviction back into homelessness is avoided.

Scattered Site Housing

For more than 25 years, "scattered-site" housing has been widely promoted as an alternative to the large, dense public and assisted housing developments that too often concentrated poor families in socially isolated and profoundly dehumanizing environments. Scattered-Site Housing fills an important vacuum in our

understanding of this crucial segment of the HUD-assisted housing stock. Tenants in scattered site housing feel welcome in their new homes and prefer their new neighborhoods, where they expect their children to benefit from safer surroundings and better access to quality schools. Successful scattered-site housing includes careful tenant screening, small-scale development patterns, good design, and attractive buildings that "promote individual pride and care of property. The persistence of concerns over poverty concentration and quality of life that originally led to the wide spread use of scattered-site housing makes it certain that this development model will continue.

FORECAST

Our country's current struggle with budget deficits is not a reason to defer actions to improve Americans' access to adequate housing. Rather, it is precisely in this time of ongoing economic hardship that the need to do so is

rights-based approach to budgeting decisions would help generate the will to protect people's basic human dignity first, rather than relegating it to the status of an optional policy.



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Tenants Input!

Subsidized housing residents and tenants have important personal perspectives on how subsidized housing policies impact their needs.

If you are a affordable housing tenant or resident, you have good ideas about how

programs should be managed. You also have a valuable perspective on affordable housing need in your community. You have the ability to be a powerful advocate for affordable housing.

Cornerstone Housing encourages low income residents and tenants to

housing programs. If you are a resident or tenant, please take a look at Cornerstone's resources dedicated to empowering your advocacy:

Our goals can be met only if state housing and homeless coalitions, direct

service providers, and residents and other low income people are educated and empowered to take action. Together, we can then hold federal, state and local policy makers accountable for solving the housing problems of low income people.

Economic Impact of Development Strategies

Access to affordable housing and services is the solution to homelessness and the plan to end and prevent homelessness equals creating jobs in the community. Money starts to filter into a community before any noticeable construction activity. Planning professionals, attorneys, engineers, architects and designers are commissioned to develop preliminary designs

Financial models are prepared and land is acquired. Redevelopment plans are presented and local businesses strategize for their position in a growing economy. There is an increase in construction related jobs that are available to local workers, thereby increasing wages. There are local permit fees, impact fees, utility fees, and transfer taxes.

Job openings are available in landscaping, trucking and transportation. There are off-site improvements such as road and sidewalk work, as well as sewer and water systems infrastructure. There are also marketing, financing, and realtor costs that bring money to the local economy. The financial impact of construction is far reaching and felt by a variety of businesses including financial

institutions, and educational, systems and services. Local businesses and trades also increase in volume of delivery services.

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Help us bring even more people home. Homeless families, seniors, veterans and people with special needs find the help they need through Cornerstone Housing. Your gifts will enable expansion of our housing resident services and continued business innovation to serve more people in need!

"The measure of a country's wealth is not how rich the rich live, but how poor the poor live"

We must always remember that there is not enough money for human uplift and there never can be. How vitally important it is, therefore, that the expenditure should go as far as possible and be used with the greatest intelligence.

John D. Rockefeller
1890



Take A Close Look At Your Favorite Charities!!

1. How large a salary do the president and top officials earn?
2. Do the president and top officials have an expense account and has that account been audited
3. How much of the money contributed goes to the organizational structure and what percentage goes toward the intended purpose?

Ask any charity that you support for a copy of their Form 990 tax return. By law, all charities with revenue over \$25,000 have to supply you with a copy upon request. Schedule "A" of the Form 990 tax return shows the salary and cash contributions, to its president and top officials.

Although we are under the \$25,000 threshold, Cornerstone Housing Corporation welcomes any request for this information. We are supported by the public and are accountable to the public.

WE NEED YOUR HELP!!

Yes! I want to help the less fortunate of Sarasota County

I wish to make a tax-deductible contribution of:

\$25.00 \$100.00 \$500.00 Other

To keep your program moving ahead!

NAME:

ADDRESS:

TELEPHONE or

EMAIL:

MAIL THIS FORM AND/OR YOUR TAX-DEDUCTIBLE CONTRIBUTION TO:

Cornerstone Housing Inc., PO BOX 17712, Sarasota, FL 34276

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